

EPC Pending

Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the 'right to rent' checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1300.00
Deposit	£1400.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** Cherwell District Council

Important—Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



43 Waterloo Drive

Banbury

Oxon

OX16 3QN

£1300 pcm - Available end November



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A well presented three bedroom semi detached property

Entrance Hall | Dining/Office Area | Downstairs W.C/Shower Room | Living Area | Kitchen | Three Bedrooms | En-Suite Shower Room | Bathroom | Rear Garden

A well presented three bedroom semi-detached property with the benefit of off-road parking for two vehicles with the benefit of double glazing and gas radiator heating

Wooden effect UPVC double glazed door leading to:

Entrance Hall: Wooden flooring. RCD unit to wall. Archway leading through to:

Dining/Office Area: Double glazed windows to front aspect. Smoke alarm to ceiling.

W.C/Shower Room: Marble effect vinyl flooring. Heated towel rail to wall. Wash hand basin. Low level W.C. Shower cubicle. Tiled throughout. Archway leading through to:

Living Area: Neutrally decorated throughout. Electric fire to wall. Wooden plinth to wall. Double glazed sliding rear doors leading to garden. Cupboard to understairs.

Kitchen: A range of blue wooden wall and base units. New freestanding electric cooker. Stainless steel sink unit. Marble effect worktop. Extractor hood. Gas boiler to wall. Freestanding fridge/freezer and washing machine (the Landlord will not accept any responsibility for repairs should these be used by the tenant and if deemed irreparable will not be replaced). Double glazed window to front aspect.

Stairs to first floor:

First floor landing: Loft access. Wooden door leading to:

Bedroom Two: Double glazed window to rear aspect. Freestanding shelving to wall.

Master Bedroom: Double glazed windows to rear aspect. Fitted wardrobe area.

En-Suite Shower Room: Marble effect vinyl flooring. Wash hand basin. Electric shower & cubicle.

Bedroom Three: Double glazed windows to front aspect. Wooden door leading to airing cupboard.

Bathroom: Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Double glazed window to front aspect. Bath with mixer tap shower connection.

Rear Garden: Large area laid to patio. Small area of border. Area laid to faux grass. Shed to be removed

