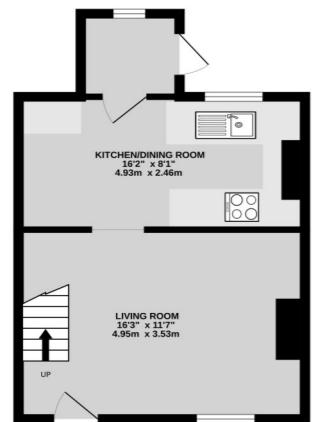
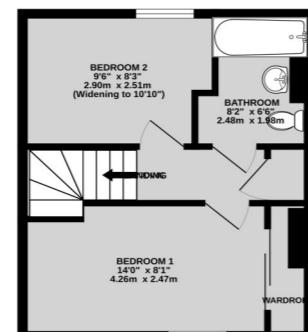


GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



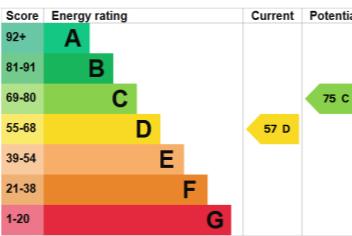
TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. The floorplans are for general guidance only and are not to scale. No guarantee is given as to their operability or efficiency can be given.
Made with floorplanner 2.0.25

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

This property is let and managed by Stanbra Powell

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

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**12 Church Street
Bodicote
Oxon
OX15 4DW**
£1300 pcm - Available 10th January



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Living Room: Neutral and modern decoration throughout. Double glazed window to front aspect. Stone built fireplace, hearth and surround. RCD to wall, Cupboard to understairs for storage. Archway leading through to:-

Kitchen: Wooden effect vinyl flooring. Neutrally decorated throughout. Space for table and chairs. A range of light cream wooden wall and base units. Wooden worktop. Integrated fridge freezer. Integrated dishwasher. Samsung washing machine (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Stainless steel hob and cooker. Double glazed window to rear aspect. UPVC double glazed rear door.

Stairs to first floor: Carpet to flooring

First Floor Landing: Wooden door leading to:

Master Bedroom: Fitted wardrobes. Double glazed windows to front aspect. Wooden door leading to:

Shower Room: Wooden effect vinyl flooring. Wash hand basin with high gloss drawers beneath. Low level W.C. Large shower cubicle. Tile work surround. Heated towel rail to wall. Wooden door leading to:

Bedroom Two: Double glazed windows to rear aspect.

Enclosed rear garden: Laid to pavia Maintenance free.



A beautifully presented two bedroom stone built cottage

Living Room | Kitchen | Two Bedrooms | Shower Room | Enclosed Rear Garden | On Road Parking to Front

Located to the south side of town, in the prestigious village of Boticote, a beautifully presented two bedroom end of terrace stone built cottage with the benefit of gas radiator heating and double glazing throughout