



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate and should not be relied upon as being exact. Any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £2950.00

Deposit £3050.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E **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.

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**16 Lake Walk
Adderbury
Nr Banbury
Oxon, OX17 3PF**

£2950 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A four bedroom detached family home

Entrance Porch | Living Area | Study | Downstairs W.C | Open Plan Kitchen/Dining Area | Utility Room | Family Bathroom | Four Bedrooms | En-Suite | Rear Garden | Double Garage | Driveway parking for two vehicles | Double Glazing | Gas Radiator Heating

The popular village of Adderbury offers a range of amenities including public houses and a primary school. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

Wooden front door leading to:

Entrance Porch: Wooden flooring. Cupboard under-stairs for storage.

Living Area: Open fireplace. Wooden double glazed windows to rear aspect. Bay windows to front aspect.

Downstairs W.C: Wash hand basin. Low level W.C. Heated towel rail to wall. Storage cupboard.

Open Plan Kitchen/Dining Area: Tiled flooring throughout. A range of maple fronted wall and base units complimented by granite worktop. Dual fuel Aga Masterchef. Extractor over. Tile work surround. Double glazed windows to front and side aspects. Large open dining area—fully tiled throughout.

Utility Room: Belfast sink unit. Space for washing machine and fridge/dishwasher. Loft access. Light wooden wall and base units. Tile work surround. Wooden door to side aspect.

Family Room/Study/Snug: Tiled flooring throughout. Double glazed patio doors to rear garden. Double glazed windows to side aspect.

Stairs to first floor: Carpet to flooring. Double glazed windows to front aspect.

First floor landing

Family Bathroom: Tiled flooring throughout. Granite worktop with sink unit. High gloss wall and base units. Heated towel rail. Low level W.C. Large corner shower cubicle. Double glazed frosted windows to front aspect.

Master Bedroom: Double glazed windows to rear aspect. Fitted wardrobes.

En-Suite Bathroom: Shower cubicle. Wash hand basin. Low level W.C. Freestanding bath. Double glazed window to front aspect. Heated towel rail.

Bedroom Four: Double glazed windows to rear aspect. Access to roof space.

Bedroom Three: Wooden laminate flooring. Double glazed windows to front aspect.

Bedroom Two: Fitted wardrobes. Double glazed windows to rear aspect.

Rear Garden: Fully enclosed by stone walling. Large area laid to lawn. A number of mature bushes and shrubs. Large area laid to patio.

Double Garage: With up and over door.

