



TOTAL FLOOR AREA: 928 sq ft. (86.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of doors, windows and any other items of furniture and fixtures are approximate and no responsibility is taken for any errors, omissions or mis-statements. These details are for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current or past 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 £1500.00  
Deposit £1600.00

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** D **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.



**43 De LaWarr Drive**

**Banbury**

**Oxon**

**OX16 1BF**

**£1500 pcm - Available Immediately**



**Stanbra  
Powell**

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## *An immaculately presented three bedroom detached property*

Entrance Hall | Kitchen/Dining Room | Utility Room | Downstairs Cloakroom | Living Room | Three Bed-rooms | Wet Room | En-Suite | Lift | Parking for up to five Vehicles

Situated to the north of Banbury within the highly sought-after Hanwell Fields development, this immaculately presented three-bedroom detached residence offers driveway parking for up to five vehicles and benefits from gas-fired radiator heating and air conditioning

### DESCRIPTION:

Front door leading to:

**Entrance Hall:** Door leading to:

**Kitchen/Dining Room:** Wood effect laminate flooring throughout. A range of modern white high gloss wall and base unit with marble effect worktop. Integrated fridge/freezer and dishwasher. Oven and four ring gas hob with extractor fan over. Double glazed windows to two aspects. Lift to corner of dining area. Door leading to storage cupboard. Door leading to:

**Utility Room:** Housing freestanding tumble dryer and washing machine. (the Landlord will not accept any responsibility for repairs should these be used by the tenant and if deemed irreparable they will not be replaced). Cupboard housing combination boiler for domestic hot water and heating. Door leading to rear garden. Door leading to:

**Downstairs Cloakroom:** Low level W.C and wash basin.

**Living Room:** Beige coloured carpet. Neutrally decorated throughout. Double glazed windows to front aspect and patio doors leading to garden.

**Stairs leading to First Floor:**

**First Floor Landing:** Storage cupboard

**Bedroom One:** Neutrally decorated throughout. Integrated wardrobes via mirror sliding doors. Double glazed windows to two aspects. Door leading to:

**En-Suite:** Large shower cubicle. Low level W.C. Wash basin. Frosted double glazed window.

**Bedroom Two:** Neutrally decorated throughout. Lift to corner of room. Integrated wardrobes accessed by sliding mirrored doors.

**Bedroom Three:** Neutrally decorated throughout. Double glazed window to rear aspect.

**Wet Room:** Walk in shower with support rails. Low level W.C. Wash basin. Frosted double glazed windows to rear aspect.

### **Rear Garden:**

Larger than average garden. Area laid to Pavia. Main area laid to lawn. Area of bushes and shrubs.

**Please note:** Should the lift fail it will not be repaired or replaced

