



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	£1250.00
Deposit	£1350.00

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 plants 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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2 The Potteries

High Street

Barford St Michael

OX15 0RF

£1250 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A well presented three bedroom stone built cottage

Entrance hall | Dual aspect living room | Kitchen/breakfast room | Three first floor bedrooms | Bathroom | Single garage | Oil fired heating | Double glazing

A well maintained three bedroom period terraced cottage providing generous size accommodation throughout. The property enjoys courtyard development in this popular village conveniently located between Bloxham and Deddington.

DESCRIPTION:

Ground Floor

Front door

Spacious entrance hall: Stairs rising off to first floor. Exposed stone work. Useful understairs storage cupboard. Exposed timbers.

Kitchen/breakfast room: Stainless steel inset sink unit and drainer. Range of light wood fronted wall and base units, ample work surfaces. Integrated electric hob with electric oven under, extractor fan over. Washing machine and under counter fridge included (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). Floor mounted oil fired boiler. Double glazed window to front aspect. Exposed timbers.

Living room: Dual aspect room. Feature stone fireplace with open hearth. Double glazed sliding patio doors to front aspect. Exposed timbers.

First Floor

Landing: Velux window to rear. Access to loft.

Bedroom one: Double bedroom to front aspect. Fitted wardrobes.

Bedroom two: Double bedroom to front aspect. Fitted wardrobes.

Bedroom three: Generous single bedroom to rear aspect. Velux window plus double glazed window to rear.

Bathroom: White suite comprising of panel bath with thermostatic shower unit over, low level WC and pedestal hand basin. Tiling to splashback areas. Velux window.

Outside

Front: Small patio area.

Garage: Single garage with metal up and over door. Light and power connected.

