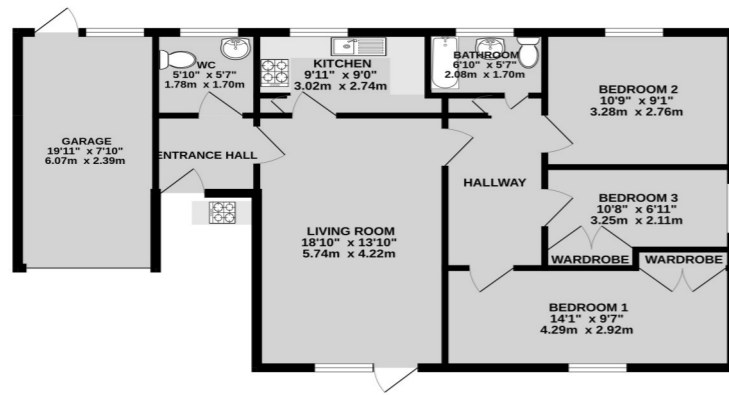


GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



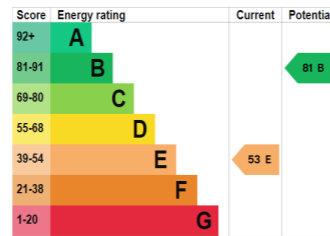
TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plans, measurements, dimensions, volumes and any other figures are approximate and are not intended to be used as a basis for any legal proceedings. The floor plans are for general guidance only and should not be relied upon. Measurements are approximate and should not be relied upon. Measurements are approximate and should not be relied upon. Measurements are approximate and should not be relied upon.

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
Dilapidation 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.**

**DIRECTIONS:** From Banbury Cross, proceed along the Southam Road. Upon reaching the Tesco roundabout, proceed over and follow this road over the next roundabout, out of Banbury. Approximately 1/2 mile along this road, turn right signposted Little Bourton and Buzzard Close is the second turning on the left.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



6 Buzzards Close

Little Bourton

Nr Banbury

OX17 1RN

£1250 pcm - Available Beginning September



Stanbra Powell

Estate Agents  
Valuers  
Property Lettings



## *A well presented three bedroom bungalow, village location*

**Entrance Hall | Cloakroom | Living room | Kitchen | Three bedrooms | Bathroom | Driveway parking | Enclosed rear garden | Double glazed windows | Oil Heating**

Situated in the desirable village of Little Bourton, a three bedroom detached bungalow. Within easy access of Banbury Town Centre and the M40 Motorway Junction 11. The property boasts sizable off road parking for several vehicles and good size accommodation throughout.

### DESCRIPTION:

Entrance Hall

Downstairs Cloakroom: Low level WC and wall mounted wash basin.

Large living room: Parque floor

Kitchen: A range of modern wall and cupboard units. Electric cooker and hob. Space for washing machine and refrigerator.

Bathroom: Wall mounted basin, WC, and bath with shower over

Three bedrooms all with radiators

Garage to side with up and over door. Power inside

Area to rear laid to patio

Good size enclosed garden with small area laid to shingle

Double glazed windows throughout

Oil heating

