

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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	£1600.00
Deposit	£1700.00

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.



Crimond

South Side

Steeple Aston

Oxon, OX25 4RY

£1600 pcm - Available beginning June

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Porch: Vinyl tile effect flooring with storage cupboards inside. Neutrally decorated throughout. RCD unit to wall. White painted wooden door leading to:

Kitchen: Tile effect vinyl flooring. Marble effect worktop. A range of white high gloss wall and base units. Freestanding fridge/freezer and dishwasher. Electric hob and cooker. Tile work surround. Extractor hood. Double glazed window to side aspect. White painted wooden door leading to:

Open Plan Living Area: Neutrally decorated throughout. Carpet to flooring. Double glazed windows to two aspects. Two wooden doors with single glazing leading through to:

Dining Area: Neutrally decorated throughout. Double glazed sliding doors overlooking rear garden. Access to loft. Smoke alarm to ceiling. Wooden bi-fold doors leading to storage cupboard. Wooden door leading to:

W.C: Plumbing for washing machine. Low level W.C. Gas boiler to wall. Double glazed window to rear aspect. Sink unit. Wooden door leading to:

Bedroom Three: Carpet to flooring. Neutrally decorated throughout. Double glazed windows to rear aspect. Wooden door leading to:

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

Bathroom: Tile effect vinyl flooring. Wash hand basin with cupboards beneath. Low level W.C. Bath with mixer tap shower connection. Shower screen. Double glazed windows to rear aspect. Wooden door leading to:

Master Bedroom: Fitted wardrobes. Alcove. Double glazed windows to side aspect.

Rear Garden: Large, private open plan garden with many mature shrubs and bushes. Summer house.

Garage: With up and over door. Power inside. Freezer.



A well presented three bedroom detached stone built bungalow

Entrance Porch | Kitchen | Open Plan Living Area | Dining Area | W.C | Three Bedrooms | Bathroom | Large open plan garden | Garage | Off-Road Parking for several vehicles

Located 10 miles to the south side of Banbury in the sought after village of Steeple Aston. The village offers a variety of amenities including a village shop and post office, a pub and restaurant and community halls. It is a busy village with plenty to see and do