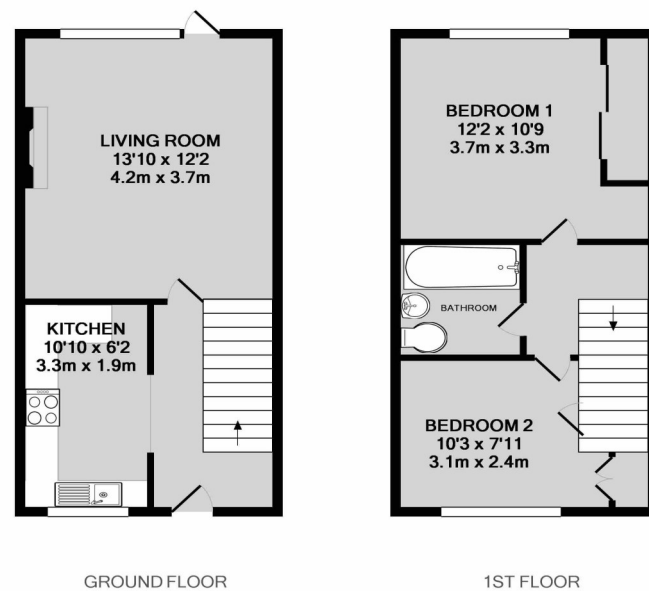




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Holding Deposit— This will be restricted to £250. 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.

EPC—TBC

First months rent in advance £1100.00

Dilapidation deposit £1200.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS: From Banbury Cross proceed north to the traffic lights and continue for just over a mile to the large roundabout. Take the right turn into Highlands and follow this road along, taking the left turn into Rosedale Avenue. Turn right into Bettina Crescent follow the road and bear right to the end of the cul-de-sac

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



18 Bettina Crescent

Banbury

Oxon

OX16 1FH

£1100 pcm Available Beg December



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Porch: Accessed via UPVC front door

Entrance Hall: Wooden laminate floor. Radiator to wall. Cupboard downstairs

Kitchen: Tiled flooring. Range of wall and base unit. Marble effect work surface. Radiator to wall. Oven and gas hob with extractor fan over. Worcester boiler to wall. Double glazed windows. Tile work surround in terracotta.

Living Room: Wood laminate floor. Radiator to wall. Electric fireplace. Double glazed sliding doors to rear.

First Floor:

Bedroom One: Neutrally decorated. Fitted wardrobes with mirrored sliding doors. Radiator to wall. Double glazed windows.

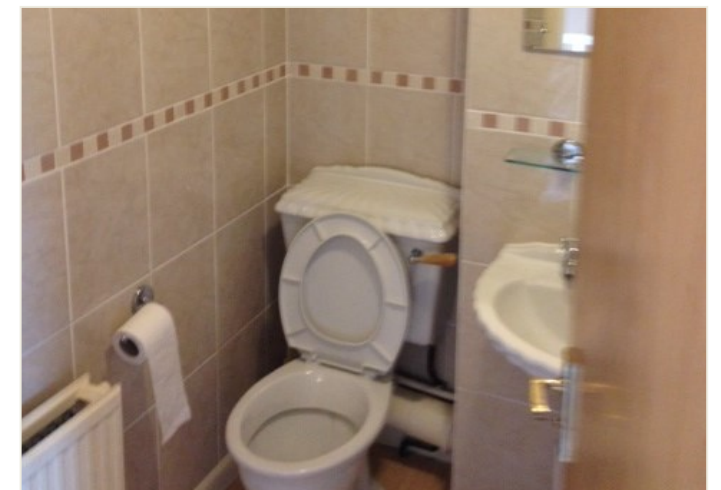
Bedroom Two: Radiator to wall.

Bathroom: Wood effect vinyl flooring. Shaver light socket. Extractor fan. Wash hand basin; WC; bath with electric shower over. Radiator

Outside:

Garden to front and rear

Garage with parking to the front



A two bedroom property to the north of Banbury.

Entrance hall | Kitchen | Lounge | Two bedrooms | Bathroom | gas heating | Off road parking | Garden

A well presented two bedroom terrace house situated on this popular development to the north of Banbury. The property benefits from double glazing and gas heating.