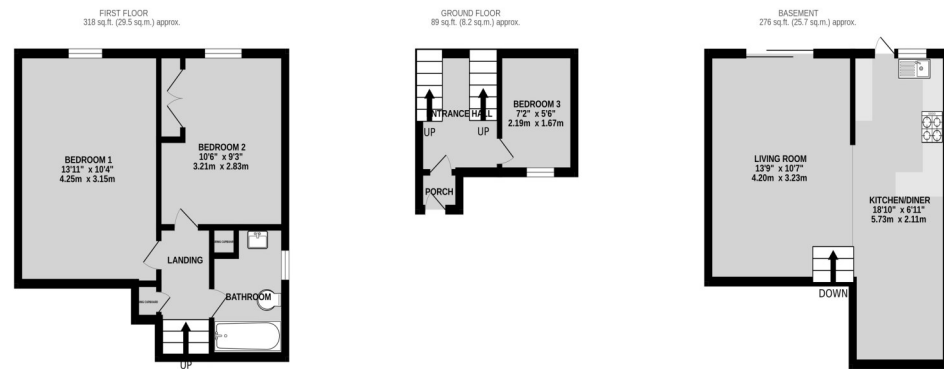




TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.

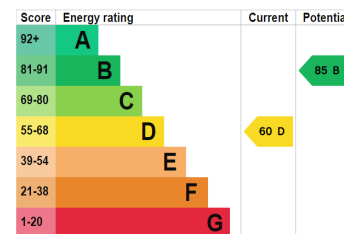
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 12/2015

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:

UPON SIGNING THE LEASE

First months rent in advance £1300.00

Dilapidation deposit £1400.00

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

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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road, passing the Horton General Hospital and taking the left turn into Hightown Road. Continue along this road taking the left turn into Valley Road and second right into Dexter Close.

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



2 Dexter Close

Banbury

Oxon

OX16 9BL

£1300 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



Entrance Hall:

Living room/Dining room: Beige carpet. Neutrally decorated. Radiator to wall. Double glazed sliding doors giving access to rear garden.

Kitchen: A range of white wall and base units with wood effect work top. Inset stainless steel sink unit. Oven and four ring electric hob. Extractor fan over. White tiling to splashback. Combination boiler fitted to wall.

Bedroom One: Double glazed window. Radiator to wall.

Bedroom Two: Double glazed windows. Fitted wardrobes. Radiator to wall.

Bedroom Three/Study: Double glazed frosted window. Neutrally decorated.

Bathroom: White bathroom suite comprising of bath, low level WC and wash basin. Tile work surround. Radiator to wall. Frosted double glazed window. Enclosed light fitting.

Garden: Area laid to patio and lawn.

Garage and driveway parking



A newly decorated two/three bedroom property

Entrance Hall | Living room/Dining room | Kitchen | Two bedrooms/Study room | Bathroom | Garden | Gas radiator heating | Garage and driveway parking

Located in this quiet cul-de-sac within easy access of the Town Centre and further amenities, an well presented property offering versatile accommodation throughout. Newly decorated with new carpets and flooring throughout.