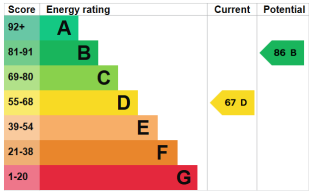


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason de-tailed 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	£1375.00
Dilapidation deposit	£1475.00

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 state-ment 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 measure-ments and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are ap-proximate 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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D LOCAL AUTHORITY: South Northants Council

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and after three miles take the left turn to Kings Sutton. Continue into the village of Kings Sutton along Banbury Lane and Bulls Lane can be found on the right hand side.

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



The Barn
15 Bulls Lane
Kings Sutton
OX17 3RA

£1375 pcm - Available Beginning October



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A two bedroom barn conversion, village location

Large entrance hall | Kitchen/Diner | Utility room | Living room | Further reception room | Downstairs Cloakroom | Two double bedrooms | Family bathroom | Parking | Gas heating | Double glazing

Having been converted throughout in the last few years, with original beam features, is this deceptively spacious Barn conversion is located in the much sought after village of Kings Sutton. The village of Kings Sutton has a community feel and is set close to the countryside so bridleways and footpaths are easily accessible. The village also offers direct links to London Marylebone and Birmingham. Amenities include a Post Office, local shops as well as two public houses.

DESCRIPTION:

Ground Floor:

Entrance Barn door leading to;

Kitchen/Diner: Tiled flooring throughout. Howdens kitchen with a range of modern cupboards and wall units with chrome handles. Wooden work surfaces. Stainless steel extractor fan over electric oven and hob. Spotlight fittings to ceiling. Tile work surround. Oak door leading through to utility room.

Oak door leading through to;

Reception room: Original features including exposed wooden beams. Large open study/Office area

Downstairs Cloakroom: WC; wash hand basin

Spacious living room with high vault ceilings. Wooden effect flooring. French doors allowing access to rear aspect. Double glazed windows to front.

Cupboard understairs

First Floor:

Bedroom Two: Neutral decoration. Velux double glazed windows to ceiling.

Bedroom One: Double glazed windows to front and side aspect. Neutral decoration. Large integrated storage drawers located in eaves.

Bathroom: Shower cubicle. Wash hand basin. WC

The property benefits from Gas radiator heating, double glazed and off road parking.

Kings Sutton:

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.

