



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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:

UPON SIGNING THE LEASE

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: Daventry 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, follow the signs for the M40 motorway junction. At the large roundabout take the second exit onto the A361 Daventry Road. Continue for approximately ten miles passing through the village of Wardington and Chipping Warden. Upon reaching the village of Byfield, follow directions to Woodford Halse.

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5 Heron Close
Woodford Halse
Northants
NN11 3EN

£1100 pcm - Available Beginning July



Stanbra Powell

Estate Agents
Valuers
Property Lettings



Entrance Hall accessed via UPVC double glazed front door. Coconut matting.

Kitchen: A range of modern white wall and base units with wooden effect work surface. White tiling to splashback. Integrated oven and four ring electric hob. Extractor hood. Inset stainless steel sink unit. Cupboard housing combination boiler.

Living room: Neutrally decorated throughout. Double glazed French doors with access to enclosed rear garden.

First Floor

Bedroom One: Grey carpets. Neutrally decorated. Double glazed window to rear aspect. Radiator to wall.

White bathroom suite comprising panelled bath with shower over, low level WC and washbasin. Double glazed frosted window.

Bedroom Two: Cream carpets. Radiator to wall. Double glazed windows to front aspect. Large cupboard for storage.

Enclosed South facing rear garden approximately 38ft. A range of mature bushes and shrubs. Area laid to patio.

Garage with electric inside. Hatch with storage in eaves.

Driveway parking for three cars

Woodford Halse is a larger than average village with a wealth of amenities including shops, public house, takeaway/restaurant and a primary school. It is well placed for travel being within approximately 20 minutes drive of the M40 at Banbury and M1 at Northampton. There is a regular bus service connecting with Daventry and Banbury.



A two double bedroom semi-detached property

Situated in this well served and popular Northamptonshire village is this immaculately presented two double bedroom property with the benefit of a south facing rear garden, garage and driveway parking for three vehicles.