



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,600 Per month

The Vicarage Friars Lane, Lower Brailes, Banbury, OX15 5HT

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Four bedroom detached house in the stunning village of Lower Briales.

Lounge

11'11" x 20'0" (3.65 x 6.11)
Carpeted living room with duel aspect windows over the garden. Feature brick fire place and two light pendants

Dining Room

11'0" x 12'0" (3.36 x 3.68)
Carpeted dining room with sliding double doors leading into the garden with single light pendant

Office

11'0" x 14'2" (3.36 x 4.32)
Office with wooden flooring, window the the side aspect, pendant light and build in bookshelf and cupboards.

Kitchen

12'11" x 10'2" (3.96 x 3.12)
Kitchen with Lino flooring, plenty of wall and floor units. Dishwasher and electric cooker/hob with extractor over. Stainless steel sink with mixer tap. Kitchen also includes radiator and ceiling strip light.

Archway leads into

Utility

Continued Lino flooring, space for washing machine and additional White goods. Additional stainless steel sink with hot and cold tap.

Door leading into the side access of the property.

Bedroom One

12'0" x 16'0" (3.66 x 4.88)
Carpeted bedroom with window to the rear of the property. Two pendant light fittings and a built in double wardrobe with hanging rail

Bedroom Two

11'2" x 15'10" (3.41 x 4.83)
Carpeted bedroom with window to the rear elevation. Single light pendant, free standing sink and single built in wardrobe

Bedroom Three

11'0" x 8'5" (3.36 x 2.59)
Carpet bedroom with window to the side elevation. Single pendant light fitting and double wardrobe with hanging rail

Bedroom Four

7'9" x 11'11" (2.37 x 3.65)
Single bedroom with carpeted flooring, duel aspect windows to the front elevation and single light pendant

Bathroom

Obscure window to the front elevation, wooden laminate flooring, single ceiling light fitting, bath with shower over and glass shower screen.

Separate WC with continued wooden flooring and small wall sink

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

