Holding Deposit— This will be restricted to £295. 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:

EPC—TBC

- 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:

First months rent in advance	£1300.00
Dilapidation deposit	£1500.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C LOCAL AUTHORITY: Cherwell District Council

Important—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 Sainsbury's store on the left hand side. Take the next turn signposted Cherwell District Council Bodicote and at the T-Junction turn left into Bankside. Continue down Bankside and Meadow View is the 5th turning on the left.

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



47 Meadow View
Banbury
Oxon
OX16 9SS

£1300 pcm - Available Mid December

Stanbra Powell
Estate Agents
Valuers
Property Lettings







A three bedroom semi-detached property with driveway parking

Entrance hall | Living room| kitchen/Diner | 3 Bedrooms |Bathroom | Gas heating| Double Glazing| Off road parking for 2 vehicles| Car port| Garden to front and rear

A well presented three bedroom semi-detached property, which benefits from double glazing, gas heating and driveway parking for 2 vehicles.

DESCRIPTION:

Ground Floor:

Entrance Hall: Tiled flooring throughout. Neutrally decorated. Smoke alarm to ceiling

Lounge: Beige coloured carpets and decoration in magnolia. Windows to two aspects; feature fireplace; radiator to wall

Cupboard understairs

Kitchen/Diner tiled flooring; range of modern wall and base units with marble effect work top. Stainless steel extractor unit. Gas hob and electric cooker; fridge/ freezer; washing machine (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). 2 quad light fittings to ceiling. Tile work surround.

First Floor:

First floor landing: Neutrally decorated throughout. Radiator to wall. Smoke alarm to ceiling

Bedroom One: Neutrally decorated. Radiator to wall. Fitted wardrobes. Windows to rear aspect overlooking the enclosed rear garden.

Bedroom Two: Neutrally decorated. Radiator to wall. Fitted wardrobes.

Bedroom Three: Neutrally decorated. Radiator to wall. Double glazed windows overlooking front aspect.

Bathroom: Tile effect vinyl flooring. Heated towel rail to wall. Fitted shower cubicle; WC; wash hand basin

Double Glazing

Gas Heating

Outside:

Garden to front

Enclosed garden to rear

Driveway Parking for 2 Vehicles

Car Port







