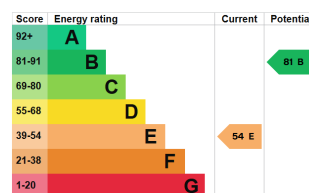


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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:

First months rent in advance	£1400
Deposit	£1500

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **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.



Meads Farm Cottage

Meads Farm Lane

Banbury

OX16 3JX

£1400 pcm - Available Beginning September



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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





A neutrally decorated three bedroom property

Kitchen | Utility Room | Living Room | Three Bedrooms | Bathroom | Shower Room | Garden | Parking

Located to the East side of town, a three bedroom home with the benefit of gas radiator heating, double glazed windows throughout and parking for several vehicles to the side of the property. Garden to the front mainly laid to lawn with a number of mature shrubs and bushes.

DESCRIPTION:

UPVC double glazed front door leading to:

Kitchen

Tiled flooring throughout. Modern kitchen units with wooden effect worktop and tile work surround. Stainless steel gas hob and oven. Double glazed window to front aspect. Spotlight fittings to ceiling. Wooden door leading through to:

Utility Room

Radiator to wall. Windows to front aspect. Light fitting to ceiling. Archway leading to:

Small Hallway

Wooden door leading to:

Living Room

Carpeted flooring throughout. Stone fireplace and hearth. Radiator to wall. Beams to ceiling giving plenty of character to the property. Double glazed windows to front aspect. Wooden door leading to:

Secondary Hallway

Radiator to wall. Further front door. White painted door leading to:

Ground Floor Bathroom

Wooden effect vinyl flooring. Bath with mixer tap shower connection over. Wash hand basin. W.C. Heated towel rail to wall. Electric heater to wall. Double glazed windows to rear aspect. Beam to ceiling.

White painted wooden door leading through to:

Dining Area

Carpeted flooring throughout. Tiled fireplace and hearth (not useable) Radiator to wall. Double glazed windows to front and rear aspect. Beams to ceiling. White painted wooden door leading to:

Ground Floor Shower room

Wooden effect flooring. Heated towel rail to wall. Shower cubicle with electric shower. Extractor fan to wall. Light fittings to ceiling. Wooden door leading to:

Storage cupboard

Housing RCD Unit and electric meter. Wooden door leading to:

External storage

Stairs to First Floor Landing

Beam to ceiling. Light fitting to ceiling. White painted wooden door leading to:

Master Bedroom

Double glazed windows to front aspect. Naturally decorated throughout.

White painted wooden door leading to:

Bedroom Two

Double glazed windows to front aspect. Two fitted cupboards. Light fitting to ceiling. White painted wooden door leading to:

Bedroom Three

Radiator to wall. Double glazed windows to front aspect.

Garden to rear, mainly laid to lawn.

