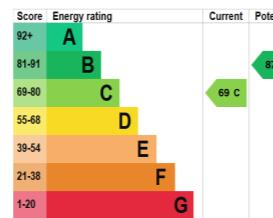


Holding Deposit— This will be restricted to £100.00 (This will be part of the balance due when the lease is signed)

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 £1200.00

Deposit £1300.00

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.



20 Wesley Drive

Banbury

Oxon

OX16 9LS

£1200 pcm - Available Immediately



**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 well presented two bedroom bungalow

Entrance Hall | Kitchen | Living Room | Dining Area | Two Bedrooms | Shower Room | Lean-to | Garage | Rear Garden | Off-Road Parking for two vehicles

Located within a five minute walk of Banbury Town Centre, a two bedroom semi-detached property with the benefit of off-road parking for two vehicles, double glazed windows and gas radiator heating

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Wooden door leading to cupboard housing hot water tank and boiler. Wooden door leading to:

Master Bedroom: Double glazed windows to front aspect. Wooden door leading to:

Bedroom Two: Double glazed window to front aspect. Wooden door leading to:

Living Room: Stone mantelpiece and hearth. Sliding double glazed rear doors leading to extension to rear.

Dining Area: Double glazed windows to rear aspect. Double glazed french doors to side.

Wooden door leading to:

Shower Room: Shower cubicle. Wash hand basin. Low level W.C. Mirrored cabinet to wall. Heated towel rail to wall. Extractor fan to wall. Wooden door leading to:

Kitchen: Wooden laminate flooring throughout. A range of recently fitted light grey wall and base units. Wooden worktop. Gas hob, cooker and grill. Stainless steel sink unit. Integrated dishwasher. Tile work surround. Double glazed window to rear aspect. Extractor hood. Further wooden door leading to dining area. Double glazed french doors leading to:

Lean-to: Tiled flooring. Double glazed rear door. Double glazed windows to rear aspect. Wooden door leading to

Garage: Up and over door. Double glazed window to rear aspect. Lighting and power inside. Plumbing for washing machine.

Rear Garden: Area laid to lawn. Small amount of border. Area laid to decking.

