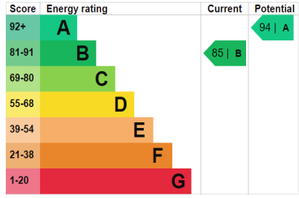
Holding Deposit— This will be restricted to £410. 00 (This will be part of the balance due when the lease is signed)

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	£1800.00
Dilapidation deposit	£1900.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: E 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 the Banbury Cross proceed along North Bar. At the Three Pigeons traffic lights take the left turning onto B4100 Warwick Road. Go straight over three roundabouts and continue on to A422. At the next set of traffic lights, take the left turn on to Stratford Road. Continue onto the Bretch Hill development and take the first right onto George Parish Road. Continue along this road onto the Phase 2 development and the

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

31 Longley Crescent
Banbury
Oxon
OX16 1JG

£1800 pcm - Available Beginning October

Stanbra Powell

Estate Agents
Valuers
Property Lettings

A well presented four bedroom detached family home

Entrance Hall | Downstairs WC | Living Area | Utility Area | Kitchen/Dining Area | Four Bedroom | En-Suite | Garden | Garage

Located on the exclusive development, Banbury Rise, a four bedroom detached property built to a high specification throughout. The property benefits from gas radiator heating, double glazing and garage with parking for two vehicles

DESCRIPTION:

UPVC double glazed wooden effect front door leading to:

Entrance Hall

Downstairs W.C: Low level WC. Hand basin. Double glazed windows to front aspect.

Living Area: Double glazed windows to front aspect.

Utility Area: Housing washing machine, tumble dryer, and gas combination boiler. RCD unit. Marble effect worktop. Wooden door leading to:

Open plan Kitchen/Dining Area: Double glazed windows overlooking rear garden. A range of modern high gloss, light grey wall and base units. Marble effect worktop. Gas hob. Extractor hood. Fitted oven and grill. Integrated dishwasher. Stainless steel sink unit. Spot light fittings to ceiling. Double glazed French doors leading to garden.

Stairs to first floor: Double glazed window to side aspect.

First floor landing: Loft access to ceiling.

Bedroom Four: Single bedroom. Double glazed window to rear aspect.

Bedroom Three: Double glazed windows to front aspect.

Bathroom: Suite comprising hand basin, low level W.C. Bath with mixer tap shower connection. Shower cubicle. Double glazed windows to side aspect. Heated towel rail to wall. Extractor fan.

Master bedroom: Fitted wardrobes with mirrored fronts. Double glazed windows to rear aspect.

En-Suite: Shower cubicle. Hand basin. Low level W.C. Spot light fittings to ceiling.

Garden: Patio area. Area laid to lawn. Private garden with high level.

Garage: With up and over door. Side access to rear.