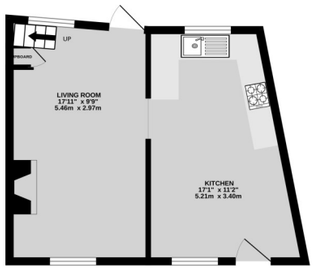
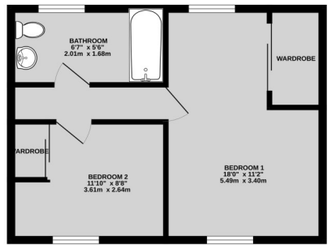
GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

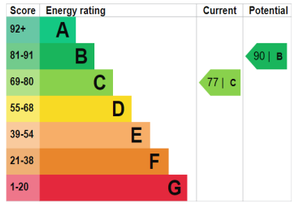
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Holding Deposit— This will be restricted to £310.00 (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	£1325.00
Dilapidation deposit	£1520.00

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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, turn left and go over the flyover into Bodicote Village. Continue past the Council offices and into the High Street. Take the second left turn opposite the Bakers Arms Public House into East Street.

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

rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



9 East Street
Bodicote
Nr Banbury
Oxon, OX15 4DN

£1325 pcm - Available Beginning December



Stanbra Powell
Estate Agents
Valuers
Property Lettings







A well presented part-furnished stone built cottage

Living Area | Kitchen/Dining Area | Bathroom | Two Bedrooms | Garden | Off-road parking two vehicles

Located in the prestigious village of Bodicote, a two bedroom stone built cottage dating back to pre 1700s with stone features and beams. The property has the benefit of gas radiator heating, double glazing and off street parking for two vehicles

DESCRIPTION:

PVC wooden effect door leading to:

Living Area: Tiled flooring throughout. Wood burning stove with tile surround. Windows to front and rear aspect. Smoke alarm to ceiling. Archway leading to:

Kitchen/Dining Area: Tiled flooring throughout. Modern range of wall and base units. Dishwasher, washing machine and fridge. Electric oven and hob. Double glazed windows to rear aspect. Gas combination boiler to wall. UPVC double glazed front door and window to front aspect. RCD unit to wall. Heat sensor smoke alarm to ceiling. Table and chairs. TV stand and chest.

Stairs to first floor: Carpet throughout.

First floor landing: Access to roof space.

Bathroom: Tiled flooring. Wash basin. Tile work surround. Heated towel rail to wall. Mirrored cabinet to wall. Low level W.C. Kidney shaped bath with shower over. Tile work surround. Double glazed frosted windows to rear aspect

Bedroom Two: Double glazed windows to front aspect. Integrated wardrobes.

Master Bedroom: Windows to front and rear aspects. Integrated wardrobes. Bed supplied. No mattress. Two bedside cabinets. Feature to wall.

Garden: Patio area. Outside W.C.

Off-road parking for two vehicles







