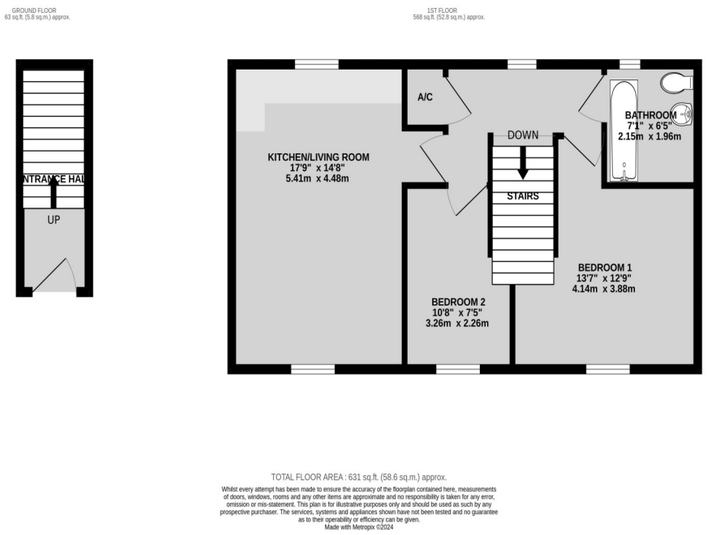
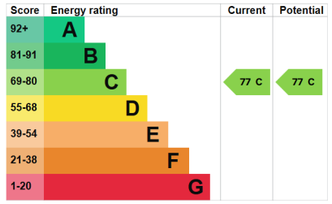


Holding Deposit— This will be restricted to £.250 00 (This will be part of the balance due when the lease is signed)

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	£1100.00
Dilapidation deposit	£1265.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B 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.

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



2 Ayres Drive
Bloxham
Oxon
OX15 4FT

£1100 pcm - Available Mid December



Stanbra Powell
Estate Agents
Valuers
Property Lettings







A neatly presented two bedroom Coach House

Entrance Hall | Landing | Bathroom | Two bedrooms | Open plan Living room | Gas radiator heating | Garage and parking

Offering spacious accommodation throughout, a modern two bedroom Coach House within this well served village full of amenities. The property is extremely well presented and benefits from garage, gas radiator heating and parking.

DESCRIPTION:

Wooden effect UPVC front door:

Entrance Hall: Wooden effect vinyl flooring. Radiator to wall. Decorated neutrally throughout. Smoke alarm to ceiling.

Landing: radiator to wall. Double glazed window overlooking rear carpark.

Bathroom: wooden laminate flooring. Double glazed window. Radiator. Wash hand basin, low level WC and bath. Tile work surround. Extractor fan to wall.

Master bedroom: neutrally decorated. Double glazed windows to front aspect with roller blind. Radiator. Airing cupboard housing gas combi-boiler. Further storage. Thermostat to wall.

Bedroom Two: Radiator to wall. Double glazed windows to front aspect with roller blind.

Open plan Kitchen/ Living room area: wooden laminate flooring. Double glazed windows to two aspects. Roller blinds to both windows. Radiator to wall. Range of modern, light wood wall and base units. Marble effect work surface. Gas hob and cooker. Stainless steel sink unit. **Fitted washing machine. (this item has been left by the Landlord who will accept no responsibility for repairs or replacement)**

Garage: For parking a car. Understairs cupboard for further storage



