

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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** £1350.00

**Deposit** £1450.00

**This property is let and managed by Stanbra Powell**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** D **LOCAL AUTHORITY:** Cherwell District Council

Important Notice - 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 passing Sainsburys Store on the left hand side. Take the next turn signposted Cherwell District Council/Bodicote and at the T Junction turn left into Bankside. Take the second turning left into Chatsworth Drive and second left again into Woodhall Drive. Melbourne Close is the first turning on the right

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**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



20 Melbourne Close  
Banbury  
Oxon  
OX16 9UQ

**£1350 pcm - Available 16th April**



**DESCRIPTION:**

**Ground Floor**

Entrance Hall accessed via UPVC front door: Radiator to wall

Living room: neutral décor. Double glazed bay window to front aspect. Electric fire to wall. Radiator to wall.

Kitchen/Diner: A range of white modern wall and base units with cream tiled splashback. Electric oven and hob. **Freestanding dishwasher (This item has been left by the Landlord and will accept no responsibility for any repairs and if deemed irreparable it will not be replaced).** Cupboard under stairs. Window overlooking rear garden. Tiled floor. Radiator to wall. Sliding French doors.

**First Floor**

Landing: Window to side aspect. Airing cupboard housing boiler.

Bathroom: Wooden effect vinolay floor. Wash hand basin, low level WC, and panelled bath with shower over.. Double glazed frosted window. Tile work surround.

Bedroom One: Neutrally decorated. Fitted wardrobe with sliding doors. Radiator to wall. Window to front aspect.

Bedroom Two: Windows overlooking rear garden. Fitted wardrobe.

Bedroom Three: Single bedroom. Fitted cupboard.

**Outside:**

- Enclosed garden to side and rear
- Large double garage



***A well presented three bedroom family home***

**Entrance Hall | Living room | Kitchen/diner | Bathroom | Three bedrooms | Enclosed garden to side and rear | Large double garage**

A three bedroom semi-detached family home offered in good order throughout and located in a quiet cul-de-sac. The property benefits from a large double garage and is within easy access of the M40 and Banbury Town Centre.

