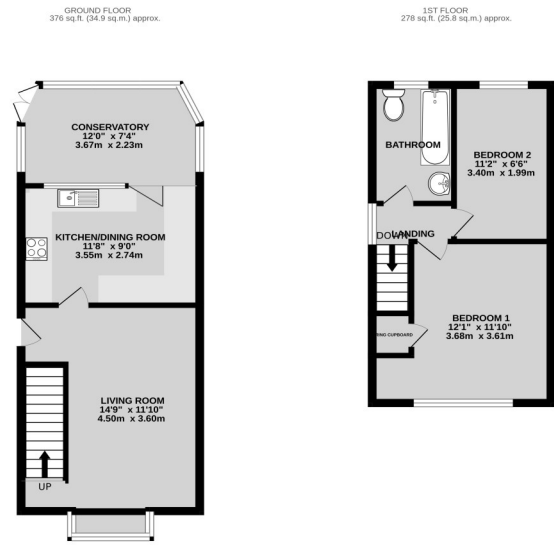




TOTAL FLOOR AREA: 852 sq.ft. (80.7 sq.m.) approx.
Measurements shown have been made to the internal face of the finished partition walls, door thresholds, window sills and floor coverings and are approximate. To avoid any dispute, prospective purchasers should verify the measurements and dimensions of the property before completion of the purchase. The vendor, agent and estate agent accept no liability for any errors or omissions.

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 EPC –TBC 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:

UPON SIGNING THE LEASE

First months rent in advance £1200.00

Dilapidation deposit £1300.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B 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 north to the traffic lights and continue onto the Southam Road. At the large roundabout turn right into Hennef Way, continue over the next two roundabouts and turn right into Ermont Way. Continue over the next roundabout towards Overthorpe Road. Turn right into Westmimster Way and Beaulieu Close is on the left.

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



38 Beaulieu Close
Banbury
Oxon
OX16 4FQ

£1200 pcm - Available Immediately



Stanbra Powell
Estate Agents
Valuers
Property Lettings



DESCRIPTION

Ground Floor:

Entrance Porch:

Living room: Beige colour carpet. Neutral decoration. Radiator to wall. Double glazed bay window to front aspect.

Cupboard under stairs

Kitchen: Tiled floor throughout. A range of wood effect wall and base units and marble effect work surface. Tile work surround. Inset stainless steel sink unit. Electric oven and gas hob. Extractor hood over. Double glazed window to rear aspect Breakfast bar.

Conservatory: Electric heater fitted to wall

First Floor

Bathroom: Black tiled floor. Black tiles to section of walls. Wash hand basin, low level WC and bath with mixer tap shower connection. Heated towel rail to wall. Frosted double glazed window.

Bedroom One: Neutrally decorated. Radiator to wall. Double glazed windows.

Bedroom Two: Neutrally decorated. Radiator to wall. Double glazed windows.

Garden:

Rear garden is mainly laid to patio and shingle

Shed

Area of shingle to front

Driveway for two vehicles



A neatly presented two bedroom semi-detached property

Entrance porch | Living room | Kitchen/Diner | Conservatory | Two bedrooms | Bathroom | Garden to rear | Gas radiator heating | Double glazing | Off road parking

Occupying a favoured cul-de-sac position within easy access of Junction 11 M40, railway station and town centre, a newly carpeted and decorated two bedroom semi-detached house providing well proportioned accommodation throughout.