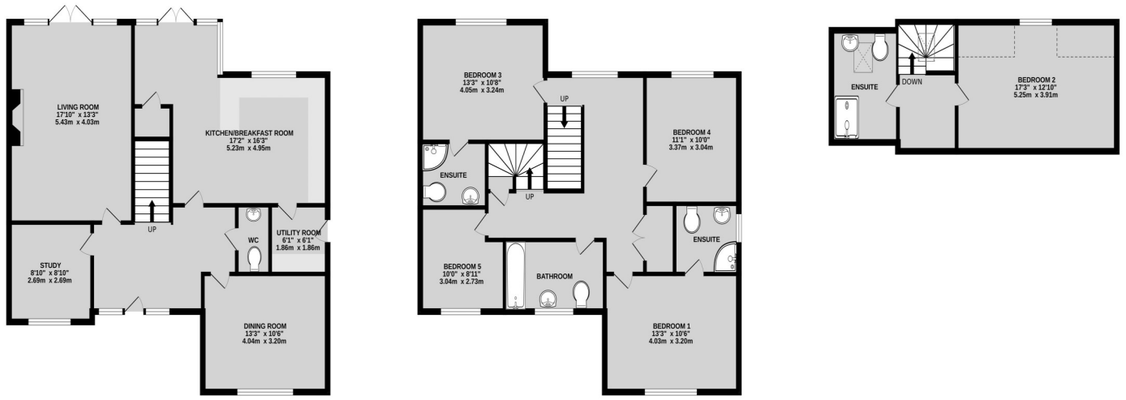


TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

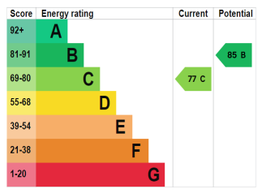
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 £550. 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:

UPON SIGNING THE LEASE

First months rent in advance	£2400.00
Dilapidation deposit	£2760.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: F 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: Directions: From Ban bury Cross proceed south on the Oxford Road and continue until passing the Horton General Hospital. At the traffic lights turn left into High town Road and the property can be found on the right hand side.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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



1 Park Vale
Banbury
Oxon
OX16 9BE

£2,400 pcm - Available Beg January



Stanbra Powell
Estate Agents
Valuers
Property Lettings







An extremely well presented five bedroom detached home

Entrance hallway | Study | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Utility room | Five bedrooms | Two en-suites | Family bathroom | Driveway | Double garage | Rear garden

A superbly finished five bedroom detached contemporary family home in a quiet location at the end of a private drive overlooking parkland and within walking distance of the town centre and railway station. Park Vale is a select development of only three properties situated in a quiet cul-de-sac off Hightown Road built in 2009 to a high specification. The property offers well proportioned accommodation throughout.

Access via composite door to;

Entrance hallway: Tiled floor. Underfloor heating. Stairs rising to first floor. Sunken spotlights. Access to ground floor accommodation.

Study: UPVC double glazed window to front aspect. Underfloor heating.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tiled flooring with underfloor heating. Extractor fan.

Living room: Well proportioned room overlooking rear garden and parkland. Gas fire with stone surround. Double glazed double doors opening onto garden with two tilt and open windows. Underfloor heating.

Spacious dining room: Space for a dining table and six chairs. UPVC double glazed window to front aspect. Underfloor heating.

Kitchen/breakfast room: Range of modern base and eye level units. American style fridge/freezer (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Range style cooker with extractor hood above. Built-in dishwasher. Granite work top. Tile splash backs. Built-in stainless steel sink unit. UPVC double glazed window overlooking rear garden. Tiled flooring with underfloor heating. Under stairs storage cupboard. UPVC double glazed double doors opening onto rear garden. Further floor to ceiling windows allowing additional light into the dining area. Sunken spotlights.

Utility room: Built-in sink unit. Space and plumbing for washing machine. Wall mounted Potterton boiler. Door leading to driveway. Underfloor heating.

First Floor

Spacious landing: Radiator. UPVC double glazed window overlooking rear garden. Access to all first floor accommodation. Large airing cupboard with ample storage space. Further under stairs storage.

Bedroom one: Double bedroom with UPVC double glazed window to front aspect. Radiator.

En-suite: Three piece suite comprising of low level WC, wash handbasin with built-in storage underneath and corner shower unit with shower over. Tile splashbacks. Heated towel rail. Tiled flooring. UPVC double glazed obscured window to side aspect.

Bedroom three: Double bedroom with UPVC double glazed window overlooking rear garden and parkland. Radiator.

En-suite: Three piece suite comprising of low level WC, wash handbasin and corner shower unit with shower over Tile splashbacks. Tiled flooring. Heated towel rail. Sunken spotlights. Extractor fan.

Bedroom four: Double bedroom with UPVC double glazed window overlooking rear garden and parkland. Radiator.

Bedroom five (currently used as a dressing area). Good size single room with UPVC double glazed window to front aspect. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath. Tile splashbacks. Tiled flooring. Heated towel rail. Sunken spotlights. UPVC double glazed obscured window to front aspect. Extractor fan. Underfloor heating.

Second Floor

Velux window. Radiator. Space for dressing table or a desk. Cupboard leading to large eaves storage area. The current owners are using this area as their master suite. **Large double bedroom** with plenty of head height. Radiator. UPVC double glazed window overlooking rear garden and parkland. **En-suite:** Three piece suite comprising of low level WC, wash handbasin with built-in storage. Double shower cubicle. Heated towel rail. Tiled flooring. Under floor heating. Tile splashbacks. Velux window. Sunken spotlights.

Outside

Front: **Block paved driveway** with parking for approximately two vehicles. Two shingle borders with paved patio pathway leading to front door. There is ample visitor parking opposite the property with tiered raised flower beds which also belong to the property.

Double garage measuring 17'1 x 18ft. Electric roller door, power and light are connected. Eaves storage.

Rear garden: South easterly aspect, overlooking parkland. Decked area with balustrade and steps leading to patio. Pathway leading to summerhouse. The rest of the garden is mostly laid to lawn with flower and shrub borders with a further decking area which benefits from the evening sun. Gated side access leading to driveway. Outside lights. Enclosed by close board fencing.







