

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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	£1200.00
Dilapidation deposit	£1300.00

**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 plants supplied are for general guidance only and are not to scale. All di-mensions 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. Turn left into the Warwick Road and continue to the mini roundabout. Turn right into Ruscote Avenue and first left into Sinclair Avenue. Left into Austin Drive, left into Riley Drive and continue into Daimler Avenue.



18 Daimler Avenue  
Banbury  
Oxon  
OX16 1EB

£1200 pcm - Available 10th January



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







## DESCRIPTION:

### Ground Floor:

**Entrance Porch**

**Entrance Hall** accessed via UPVC front door

**Living room:** Parquet flooring. Radiator to wall.

**Dining area:** Radiator to wall.

**Kitchen:** Marble effect work top. Modern light wooden wall and base units. Stainless steel sink unit. Tile work surround. Electric oven and hob.

**New Conservatory**

### First Floor:

**Master bedroom:** Double glazed windows. Radiator to wall.

**Bedroom Two:** Radiator to wall. Double glazed window.

**Bathroom:** Suite comprising of wash hand basin, WC, and bath with new electric shower over.



### OUTSIDE:

**Garden to front and rear mainly laid to lawn**

**Two allocated parking spaces to rear of property**

**Garage**



## *A well presented two bedroom property*

**Entrance Hall | Storage cupboard | Living room/Dining area | Kitchen | Two bedrooms | Bathroom | Enclosed rear garden | Garage | Two allocated parking spaces**

Located in this popular development within close proximity of many amenities, a well proportioned two bedroom terraced house with the benefit of gas radiator heating, double glazing and enclosed rear garden and garage.