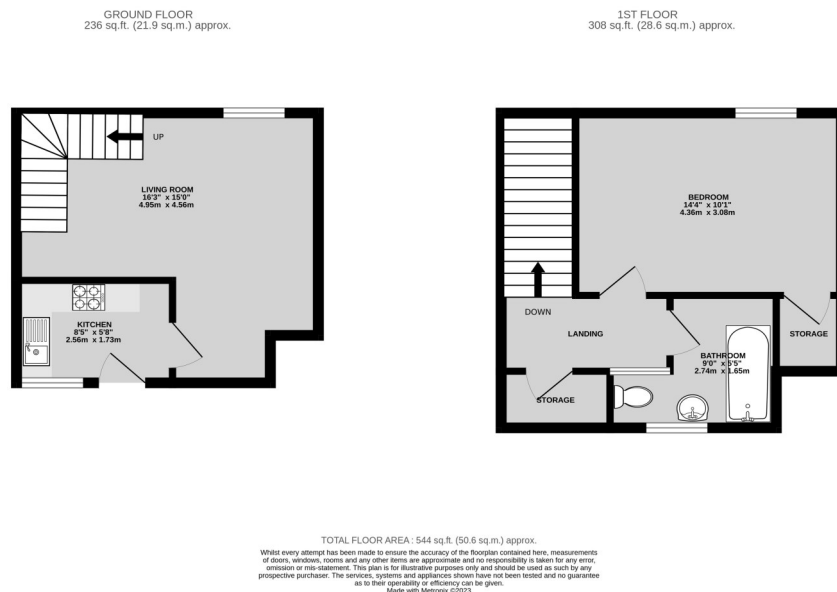


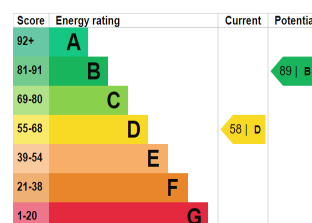


Holding Deposit— This will be restricted to £230. 00 (This will be part of the balance due when the lease is signed)

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 £995.00

Dilapidation deposit £1095.00

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—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 take the A4260 to Deddington. Upon reaching the first set of traffic lights turn left and pass through the Market Place, go through the chicane and take a right into Philcote Street, proceed on this lane and take the right fork to Goose Green. South View is located at the top of the bank.

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



**1 South View
Goose Green
Deddington
Oxon, OX15 0SZ**

£995 pcm - Available End of September



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Kitchen: A range of modern wood effect wall and base units. Marble effect work top. Electric hob and oven. Washing machine. Space for fridge/freezer. Double glazed windows to rear aspect. RCD unit to wall. Tile work surround.

Lounge/Dining Area: Stone fireplace and hearth with gas fire. Double glazed windows to front aspect.

First Floor

Large cupboard for storage

Bedroom: Double glazed windows. Cupboard housing combination boiler. Storage cupboard.

Bathroom: Bathroom suite comprising bath with shower over, low level W.C and wash basin. Heated towel rail to wall.

Garden area laid to lawn



A well presented one bedroom cottage

Kitchen | Lounge/Dining Area | Bedroom | Bathroom | Garden | Off Road Parking

The highly regarded village of Deddington offers many amenities including several shops providing for every-day necessities, Post Office, Health and Community centres, Library and Hotels and restaurants. Also within the village there is the Church of England primary school plus Deddington falls within the Warriner catchment for secondary education.

Further comprehensive facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.