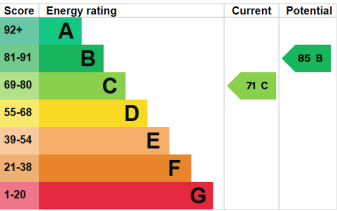


Holding Deposit— This will be restricted to £300. 00 (This will be part of the balance due when the lease is signed)

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	£1295
Deposit	£1395

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **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.



108 West Street
Banbury
Oxfordshire
OX16 3TX

£1295 pcm - Available End September



Stanbra
Powell

Estate Agents
Valuers
Property Lettings

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





A newly decorated three bedroom property

Entrance Porch | Kitchen | Living Area | Reception Room | Three Bedrooms | Bathroom | Garden

Located to the East side of Banbury Town, a well presented, newly decorated, three bedroom end of terrace property with the benefit of double glazing, gas radiator heating throughout. Off road parking for one vehicle.

DESCRIPTION:

Wooden painted front door leading to:

Entrance Porch

RCD unit. Enclosed light fitting. Wooden door leading to:

Open Plan Living Area

Radiator to wall. Double glazed windows to front aspect. To rear aspect double glazed sliding doors leading to:

Rear Garden

Predominantly laid to lawn with area laid to shingle. Bordered area. Patio.

Kitchen

Wooden effect vinyl flooring, range of high gloss white units. Stainless steel sink unit. Marble effect worktop. Electric oven and hob. Stainless steel extractor. Tile work surround. Double glazed windows to rear aspect. Newly fitted rear door. Wooden door leading to:

Second Reception Room

Ideal as a dining room/games room. Electric heater. Double glazed windows to front aspect.

Stairs leading to first floor

Double wooden doors leading to cupboard housing boiler and water tank.

Wooden door leading to:

Bathroom

Wooden effect vinyl flooring. Wash hand basin with high gloss cabinet beneath. Low level W.C. Double glazed windows to rear aspect. Bath with tilework surround. Mira electric shower. White painted wooden door leading to:

Bedroom Three

Double glazed window to front aspect. Light fitting to ceiling. Radiator to wall. White painted wooden door leading to:

Bedroom Two

Double glazed window to front aspect. Radiator to wall. Light fitting to ceiling. White painted wooden door leading to:

Master Bedroom

Double glazed windows to rear aspect. Radiator to wall. Light fitting to ceiling.

