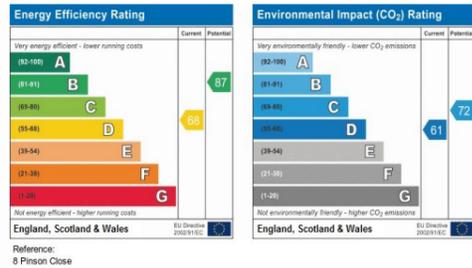


GROUND FLOOR APPROX. FLOOR AREA 530 SQ. FT. (49.2 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 530 SQ. FT. (49.2 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1059 SQ. FT. (98.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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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Should you wish to proceed with the tenancy of this property, the following charges would apply:

- Administration fee per adult £150.00 per adult
- UPON SIGNING THE LEASE**
- First months rent in advance £995.00
- Dilapidation deposit £1095.00
- Inventory Fee £ 50.00

Should a guarantor be required there is an additional administration charge of £84.00

This property is let and managed by Stanbra Powell

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,

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All
CURRENT COUNCIL TAX BANDING: D **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS:
From Banbury Cross proceed North along North Bar and at the main set of traffic lights continue onto the Southam Road and leave Banbury. After approximately 2 miles turn right into Little Bourton and first right into Pinson Close.

Important Agent's Note: All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (WHERE APPLICABLE). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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8 Pinson Close
 Little Bourton
 Banbury
 Oxon
 OX17 1FG

£995 pcm - Available Immediately



Stanbra Powell

Estate Agents
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 Property Lettings





Deceptively spacious modern village home.

Canopy porch | Spacious entrance hall | Cloakroom | Lounge | Separate dining room | Kitchen/ breakfast room | Master bedroom with en-suite | Two further bedrooms | Bathroom | Gardens to front and rear | Car port and driveway, plus additional parking| Electric heating | Double glazing

Located in a small village on the edge of Banbury, a well presented three bedroom end of terrace house built approximately five years ago to a high specification. The property enjoys elevated countryside views and is complemented by a private rear garden.

DESCRIPTION:

Ground Floor:

Canopy porch leads to front door leading into a spacious entrance hall with laminate flooring. Stairs rising off to first floor. Door to;

Cloakroom: White suite comprising of wall mounted wash hand basin, low level WC, wall mounted electric heater, vinolay flooring. Extractor.

Dining room: To front aspect. Laminate flooring.

Lounge: Feature Adam style surround fireplace with inset living flame electric fire. Electric heater. Useful under-stairs storage cupboard. Door through to;

Kitchen/breakfast room: Stainless steel bowl and a half inset sink unit and drainer, comprehensive range of ivory fronted wall and base units, ample work surfaces and complementary tiling to splashback areas. Integrated fridge/freezer, integrated electric hob with electric oven under and extractor over. Integrated dishwasher. Tiled flooring. Casement doors giving access to garden. Recessed spotlights.

First Floor:

Spacious landing. Access to loft via pull down ladder.

Master bedroom: Fitted wardrobe. Countryside views.

Spacious en-suite: Comprising of fully tiled shower cubicle, pedestal hand basin and low level WC. Tiling to splashback areas. Shaver socket. Recessed spotlights. Vinolay flooring.

Bedroom two: Window to rear with countryside views.

Bedroom three: Window to side aspect with countryside views.

Bathroom: White suite comprising of panel bath with mixed tap shower, pedestal hand basin and low level WC. Tiling to splashback areas. Shaver socket. Vinolay flooring. Velux windows.

Outside:

Rear: East facing, fully enclosed by close board fencing giving a good degree of privacy. Predominately laid to lawn. Hardstanding for shed. Patio. Outside tap. Wall lights and power points. The garden measures approximately 40ft in length. Access to front via a wooden gate and pathway.

Front: Open plan, laid to lawn with pathway to front door.

Agents Note:

The property benefits from a timber car port and further allocated parking bay.

