



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 £935.00

Dilapidation deposit £1035.00

This property is let by Stanbra Powell and managed by the Landlord thereafter

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 dimentions 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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C LOCAL AUTHORITY: Cherwell District Council

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and continue through the village of Bodicote, taking the last right turn into Weeping Cross and Blackwood Place is the first turning on the left.

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



22 Blackwood Place

Bodicote

Oxon

OX15 4BE

£935 pcm - Available 3rd March



DESCRIPTION:

Entrance Porch: Wooden laminate flooring. Decoration in magnolia throughout. Cupboard housing electric meter. Venetian blinds to double glazed window. Radiator to wall. Coat hooks to wall

Living room: Wooden laminate flooring. Decoration in magnolia emulsion. Radiator to wall. Smoke alarm fitted to ceiling. Chrome tripod light fitting to ceiling.

Kitchen: Wooden laminate flooring. Decorated in magnolia throughout. A range of white modern wall and base units with chrome handles and monochrome tile work surround. Oven with four ring gas hob with stainless steel extractor fan over. Inset stainless steel sink unit with drainer to side. Co alarm.

Bedroom Three: Beige colour carpet. Decoration in magnolia emulsion. Radiator to wall.

Bedroom Two: Beige colour carpets. Decoration in magnolia. Radiator to wall.

Bedroom One: Wooden laminate flooring. Decoration in magnolia. Radiator to wall. Double glazed French doors leading out to rear garden.

Bathroom: Wooden laminate flooring. Tiled wall to ceiling. Bath with fitted shower over; wash hand basin and low level WC. Mirror fronted cabinet. Heated towel rail fitted to wall.

Outside:

Rear garden laid mainly to lawn

Brick built shed to end of garden

Double glazing

Driveway parking

Gas radiator heating

Bodicote:

The village of Bodicote is located approximately two miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.



Three bedroom bungalow enjoying generous plot within well served village

Entrance Porch | Kitchen | Lounge | Three bedrooms | Bathroom | Gas radiator heating | Double glazing | Enclosed rear garden | Garage

Offering good size accommodation throughout, an extremely well presented and modern three bedroom bungalow located within this well served popular village 3 miles to the South of Banbury.