



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	£895.00
Dilapidation deposit	£995.00

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.

DIRECTIONS: From Banbury Cross proceed east along the High Street and continue into George Street. Turn left at the traffic lights and at the next set of traffic lights turn right into the Middleton Road. Continue along this road and upon reaching Priory Vale Road on the right hand side turn right and then

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

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90 Winchester Close

Banbury

Oxon

OX16 4FP

£895 pcm - Available 6th May 2020



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A three bedroom semi-detached property with garage

Entrance Hall | Lounge | Kitchen | Conservatory | Cupboard under stairs | Three bedrooms | Newly fitted Bathroom | Gas heating | Double glazing | Enclosed rear garden | Garage

Situated in a quiet cul-de-sac on a pleasant development to the East of Banbury, with easy access to Junction 11 of the M40 Motorway, a newly decorated three bedroom semi-detached house with the benefit of double glazing, gas radiator heating and enclosed rear garden.

DESCRIPTION:

Ground Floor

Entrance Hall: Radiator to wall; smoke alarm to ceiling and electric fuse board to wall

Lounge: Carpet throughout; radiator to wall; fireplace and surround with electric fire

Kitchen: Quarry tiled floor. Tile splash back. Range of cream wall and base units. Plumbing for washing machine. Electric hob, cooker and grill. Radiator to wall. Door leading to Conservatory overlooking the rear garden.

Cupboard under stairs

First Floor

Two good sized bedrooms

Bedroom Three

Newly fitted white bathroom suite

Double Glazing

Gas radiator Heating

Outside:

Rear garden mainly laid to lawn

Small amount of decking and patio area

Garage to side of the property

Parking to the front of the garage

Banbury:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

