

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | £925.00 |
| Dilapidation deposit | £1025.00 |

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 first right into Winchester Close.

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

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119 Winchester Close

Banbury

Oxon

OX16 4FU

£925 pcm - Available Early August



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Tiled flooring throughout. Newly decorated. Radiator to wall.

Living Room: Double glazed bay window. Tiled flooring. Newly decorated. Radiator to wall.

Kitchen: Tiled flooring, Marble effect worktop. Range of cupboards and drawers. Space for washing machine and fridge. Dishwasher. Gas hob. Electric cooker. Extractor hood. Double glazed window to rear aspect. Double glazed rear door. Door to large cupboard under stairs allowing plenty of storage. UPVC double glazed door leading to:-

Conservatory Area: Tiled flooring. Doors leading to rear garden.

Stairs for First Floor:.

Two Good Sized Double Bedrooms: Both with integrated wardrobes.

Bathroom: Modern white suite. Electric shower over bath. Basin. W.C. Fully tiled throughout.

Rear Garden: Fully enclosed. Large patio area. Access to rear of garage.



A well presented two bedroom semi-detached property with the benefit of off road parking for three vehicles, garage, gas radiator heating and double glazing

Entrance Hall | Living Room | Kitchen | Conservatory | Two Double Bedrooms | Bathroom

Located to the east side of town within walking distance of Banbury Town Centre with easy access to Junction 11 M40 and railway station