



EPC PENDING

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 | £1250.00 |
| Dilapidation deposit | £1350.00 |

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 plants 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.



88 Winchester Close
 Banbury
 Oxon
 OX16 4FP

£1250 pcm - Available 21st July



Stanbra Powell | Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Ground floor:

UPVC front door leading to Entrance Hall: Wooden laminate floor. Radiator to wall. Smoke alarm to ceiling. Stairs rising off to first floor

Living Room: Wooden flooring. Radiator to wall. Double glazed bay window.

Kitchen: With a range of modern, light wood, wall and base units with chrome handles. Marble effect work surface. Oven with gas hob and stainless steel extractor fan over. Integrated fridge/freezer. Inset stainless steel sink unit and drainer. Tile work surround. Slate effect tile floor. Pantry cupboard. Door leading out to rear garden.

First floor:

Bathroom: Cream tiles to floor. Tiled floor to ceiling. Wash hand basin, WC and bath with triton electric shower. Extractor fan. Double glazed frosted window.

Airing cupboard housing hot water tank

Three bedrooms all neutrally decorated throughout.

Double Glazing

Gas Heating

Outside:

Rear Garden with shed and patio area

Lawned garden to the front of property

Off road parking to the side of the property



A neatly presented three bedroom semi-detached house

Entrance hall | Kitchen | Living Room | Three bedrooms | Bathroom | Gas radiator heating | Double glazing | Rear garden | Off road parking

Situated in this quiet cul-de-sac on this pleasant development to the east of Banbury, a neatly presented three bedroom property located within easy access of the M40 Motorway.