



TOTAL APPROX. FLOOR AREA 422 SQ.FT. (39.2 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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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 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 south on the Oxford Road, taking the right turn into the Bloxham Road. Continue along this road and through the village of Bloxham, going over the mini roundabout. Take the right turn opposite the Esso garage into the Tadmerton Road, then take the third turn on the left into Cumberford Close.

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

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20 Cumberford Close

Bloxham

Oxon

OX15 4HN

£895 pcm - Available 1st May 2020



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Hall: access via white upvc double glazed front door: Radiator to wall. Fitted thermostat. Smoke alarm to ceiling.

Kitchen: Wood effect linoleum floor. Tile work surround. Larder cupboard. Range of cream wall and base units. Extractor fan. Electric oven with gas hob. Ideal classic boiler fitted

Lounge/diner: Gas fire. Double radiator.

Bedroom One: Radiator

Bedroom Two: Radiator

Bathroom: Tile work surround. Wash hand basin; WC; bath. Extractor fan to ceiling. Radiator to wall.

Outside:

Shrubs and garden laid to lawn

Garage

Driveway parking

Bloxham:

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.



Two bedroom detached bungalow, village location

Entrance Hall | Kitchen | Lounge/diner | Two bedrooms | Bathroom | Garage | Enclosed rear garden | Double glazing | Gas heating | Detached Garage | Driveway parking

Occupying a cul-de-sac position in the sought after village of Bloxham, is this neatly presented, deceptively spacious, detached two bedroom bungalow with the benefit of gas heating, double glazing, detached garage, driveway parking and a well established enclosed rear garden