



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	£1100.00
Dilapidation deposit	£1200.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: D **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 north on the Southam Road heading out of Banbury and then continue for approx-imately two miles taking the right turn signposted to Great Bourton and Cropredy. Continue through the village of Great Bourton which leads into Cropredy. Upon entering Cropredy continue through Station Road and bear left at the Braisnose Public House. First right into

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



10 Creampot Close

Cropredy

Oxon

OX17 1NX

£1100 pcm - Available end April 2020



Stanbra Powell

Estate Agents
Valuers
Property Lettings



Description

Ground floor:

Entrance Porch accessed via UPVC double glazed front door

Main Entrance Hall: Radiator to wall.

Kitchen/Breakfast Room: Tile effect vinyl flooring. Radiator to wall. A range of light wooden wall and base units. Wood effect work surface. Electric cooker and hob. Stainless steel sink unit. Tile work surround. Double glazed windows to rear. Washing machine and fridge freezer (No responsibility to the Landlord)

Cupboard: Tile effect vinyl flooring. Marble effect shelving.

Small porch area

Living room: Radiator. Stone fireplace with hearth surround. Double glazed French doors with access leading to the rear.

Cupboard housing boiler

Ground Floor Bathroom: Mosaic tile effect floor. Radiator. Tiles to lower wall. Wash hand basin, WC and bath with electric mira shower.

Bedroom 3: Radiator, Built in Wardrobe Space

Bedroom 4: Radiator

First floor:

Bedroom 1: Radiator. Built in wardrobe space

Bedroom 2: Radiator. Built in Wardrobe space

Cloakroom: With WC and wash hand basin

Outside:

Large garage

Driveway parking

Spacious landscaped garden and access to the canal footpath

Village location with attractive views

Double glazing

Oil fired radiator central heating



Attractive four bedroom detached family home with canal views

Entrance Porch | Hallway | Kitchen/breakfast area | Lounge/diner | Cloakroom | Ground floor bathroom | four bedrooms | Garden with access to canal footpath | Garage | Driveway parking | Double glazing | Oil fired radiator central heating

Situated in the sought after village of Cropredy, a deceptively spacious four bedroom detached family home. The property benefits from a large garage with driveway parking and a spacious garden with views and access to the canal footpath.