

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:

EPC—D

- 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:**

<b>First months rent in advance</b>	£1550.00
<b>Deposit</b>	£1650.00

**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.**



**3 Mayfield Road**

**Banbury**

**Oxfordshire**

**OX16 9DW**

**£1550pcm - Available End June/Beg July**

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

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**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

UPVC double glazed front door leading to:

**Entrance Hall:**

Wooden laminate flooring though. Light fitting to ceiling and radiator to wall.

Pine wooden door leading to:

**Living Area:**

With double glazed windows to the front aspect. Radiator to wall. Neutrally decorated. Wooden door leading to:

**Bedroom Three:**

With radiator to wall, windows to front aspect.

Wooden door leading to:

**Dining Room:**

Wooden laminate flooring through, radiator to wall. Sliding double glazed doors to rear aspect overlooking the garden and patio. Wooden door leading to:

**Bathroom:**

Comprising bath, low level WC and wash basin. Tiled to floor. Double glazed windows to rear aspect. Towel rail to wall. Area leading through to:

**Kitchen/Dining Area:**

A range of wood wall and base units with marble effect work top. Four ring gas hob and oven. Inset stainless steel sink unit. Double glazed windows to rear aspect. Space for washing machine. Spotlight fittings to ceiling. Radiator to wall. Pine wooden door leading to:

Cupboard housing hot water tank, with shelving inside. Wooden door leading through to:

**Utility:**

Tile effect vinyl flooring. Marble effect work top. Radiator to wall. Boiler to wall. Double glazed windows to rear aspect. Double glazed rear door leading to side aspect. Light fitting to ceiling. Wooden door leading to:

**Garage:**

Stairs to First floor

First floor landing. Pine wooden door leading to:

**Master Bedroom:**

Velux window to front aspect. Double glazed windows to rear overlooking the garden. Radiator to wall. Light fitting to ceiling. Wooden door leading to:

**Shower Room**

Tile effect flooring. Wash hand basin. W.C. Shower cubicle. Radiator to wall. Double glazed windows to rear aspect. Pine wooden door leading to:

**Bedroom Two**

Radiator to wall. Double glazed windows to rear aspect. Velux window to ceiling.

**Garden to rear**

Predominantly laid to lawn with area laid to patio.

**Garden to front**

Area laid to lawn with laurel hedge surrounding



***A well presented three bedroom chalet bungalow***

**Entrance Hall | Living Area | Dining Room | Kitchen | 3 Bedrooms | Bathroom | Garden | Garage**

Located 10 miles to the south side of Banbury town, a well presented three bedroom chalet bungalow with the benefit of off-road parking, garage to side with up and over door.