Energy Efficiency Rating

Environmental Impact (CO$_2$) Rating
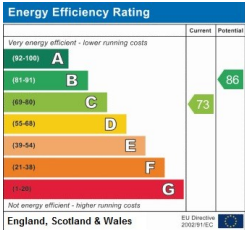
Reference:
58 Beargarden Road

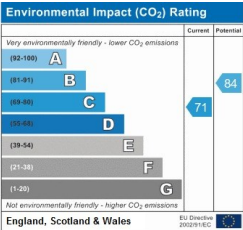GROUND FLOOR APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 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

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.

UPON SIGNING THE LEASE

First months rent in advance	£995.00
Dilapidation deposit	£1095.00

This property is let by Stanbra Powell and managed by the Landlord thereafter.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C   LOCAL AUTHORITY: Cherwell District Council

Important Notice - 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 in a westerly direction via West Bar, take the first left hand turn into Beargarden Road.

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The Property Ombudsman SALES

58 Beargarden Road
Banbury
Oxon
OX16 9PH
£995 pcm   -   Available Immediately

Stanbra Powell | Estate Agents Valuers Property Lettings

A recently refurbished three bedroom family home

Entrance Hall | Downstairs WC | Living room | Kitchen | Utility room | Shower room | Three bedrooms | Rear garden mainly laid to lawn| Driveway Parking | Double glazing | Gas radiator heating | Newly decorated throughout

Having been refurbished six months ago to a high standard throughout, a beautifully presented three bedroom semi-detached property. Conveniently located within walking distance of the Town Centre and many local amenities. The property benefits from gas radiator heating, double glazing, and driveway parking

DESCRIPTION:

Entrance door leading to:

Hall: Radiator to wall. Smoke alarm to ceiling.

Downstairs WC: Wooden laminate flooring. Wash hand basin and WC. Extractor fan.

Large living room with double glazed bay window to front aspect. Radiator to wall.

Kitchen: Wood effect laminate flooring. Range of newly fitted light wood wall and base units with chrome handles. Marble effect work surface. Stainless steel extractor hood. Inset stainless steel sink unit. Tiling to splashback. (No cooker) Double glazed French doors leading patio area.

Utility room: Range of light wood wall and base units with chrome handles. Stainless steel sink unit. Space for washing machine and fridge. Combination boiler to wall.

Landing: Smoke alarm to ceiling. Access to loft space.

Shower room: Vinyl flooring. Large shower cubicle. Wash hand basin and WC. Radiator to wall. Double glazed frosted windows to rear aspect.

Bedroom One: Radiator to wall. Large double glazed bay window to front aspect.

Bedroom Two: Large double glazed window to rear aspect. Radiator to wall.

Bedroom Three: double glazed window to front aspect. Radiator to wall.

Garden: Patio area. Stairs to lawned area. Shrubs and plants. 2 sheds.