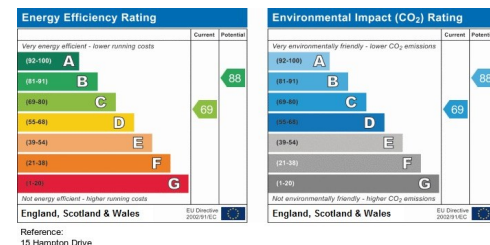


TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.5 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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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Should you wish to proceed with the tenancy of this property, the following charges would apply:

Administration fee per adult	£150.00 per adult
UPON SIGNING THE LEASE	
First months rent in advance	£825.00
Dilapidation deposit	£925.00
Inventory Fee	£ 50.00



Should a guarantor be required there is an additional administration charge of £84.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** South Northants 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 south on the Oxford Road (approx. two and a half miles) and at Twyford turn left onto the Kings Sutton Road. Upon entering Kings Sutton take the first left turn into Sandringham Road and second left into Hampton Drive.

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



15 Hampton Drive
 Kings Sutton
 South Northants
 OX17 3QR

£825 pcm - Available End May



Stanbra Powell

Estate Agents
 Valuers
 Property Lettings



A deceptively spacious two bedroom bungalow.

Entrance Hall | Lounge | Kitchen | Conservatory | Bathroom | Two bedrooms | Garden | Garage (Not to be used) | Gas radiator heating | Off road parking

A neatly presented two bedroom bungalow located in this sought after village, with the benefit of Gas radiator heating, double glazing, off road parking and garden to front and rear.

DESCRIPTION:

Entrance door

Entrance Hall: Radiator to wall

Lounge: Double glazed window overlooking the rear garden. Radiator to wall. Gas fire to wall. Neutral decoration throughout.

Kitchen: A range of cream wall and base units and marble effect work surface. Tile work surround. Oven and four ring gas hob. Integrated fridge/freezer. Inset stainless steel sink unit. Space for washing machine. Combi-boiler to wall.

Conservatory overlooking the rear garden

Bathroom with shower cubicle; wash hand basin and low level WC. Radiator to wall

Door to Airing Cupboard with shelving and radiator

Bedroom One Good size double room. Radiator to wall. Double glazed window overlooking front aspect.

Bedroom Two: Double glazed windows to side and rear aspect.

Outside:

Garden to rear which is laid to lawn; area to patio

Garage (Please note, garage is not to be used)

Garden Shed

The village of King's Sutton lies at the southernmost tip of Northamptonshire and the border of Oxfordshire. We have great transport links by both road and rail to London, Oxford and Birmingham as well as being close to the Oxford Canal.

Besides excellent transport links, King's Sutton residents benefit from local shops, a doctor's surgery, a post office, a primary school, two churches and two public houses.

