

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1795
Deposit	£1895

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** B      **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 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.



**28 Western Crescent**

**Banbury**

**Oxfordshire**

**OX16 9BX**

**£1795 pcm - Available Immediately**

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

UPVC double glazed front door leading to:

**Entrance Porch**

**Main Entrance Hall**

Downstairs W.C

Tiled flooring. Double glazed window to front aspect. Extractor fan to ceiling. Light fitting to ceiling. Wooden door leading to:

**Open Plan Living Area**

Double glazed windows to two aspects allowing plenty of natural daylight. Radiator to wall to two aspects. Light fittings to ceiling. Curtains will remain. Wooden door leading to:

**Kitchen**

Tiled flooring throughout. Range of light wooden units. Stainless steel gas hob and oven. Integrated dishwasher. Space for washing machine. Freestanding BEKO fridge-freezer (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Wooden effect worktops. Stainless steel sink unit. Tile work surround. Double glazed windows to front and rear access. Radiator to wall. Spotlight fitting to ceiling.

**Utility room**

Tile flooring throughout. Radiator to wall. Wooden shelving. Wooden effect worktop. Stainless steel sink unit with cupboard beneath. Velux light fitting to ceiling. Radiator to wall. Double glazed rear door leading to:

**Garden**

Mainly laid to lawn. Number of mature bushes and shrubs. Shed to rear. Area laid to patio.

**Main Living Area** to (rear aspect of property) Wooden laminate flooring through. Large open plan living area. Spotlight fittings to ceiling. Radiator to wall. Bi-folding rear doors opening up to large patio area overlooking rear garden.

Stairs leading to first floor:

Carpeted flooring first floor landing. Wooden door leading to cupboard housing combination boiler. Wooden door leading to master bedroom:

Fitted wardrobe to corner of room. Radiator to wall. Double glazed windows to rear aspect overlooking rear garden. Wooden door leading to:

**En-Suite**

Tiled flooring. Heated towel rail to wall. Wash hand basin. W.C. Mirrored cabinet. Window to side aspect. Shower cubicle with till work surround. Wooden door leading to:

**Bedroom Two**

Double glazed windows to front aspect. Radiator to wall. Wooden door leading to fitted wardrobe.

**Main Bathroom**

Tiled flooring. Heated towel rail to wall. Bath with shower over and shower screen. Wash hand basin. W.C. Tilework surround. Light fitting to ceiling. Double glazed window to rear aspect. Wooden door leading to:

**Bedroom Three**

Radiator to wall. Double glazed windows to front aspect. Wooden door leading to cupboard with shelving inside. Light fitting to ceiling. Access to roof space. Wooden door leading to:

**Bedroom Four**

Door to cupboard. Radiator to wall. Double glazed windows to side aspect.

EV Charger on driveway to the front.



***A newly decorated 4 bedroom semi detached house***

**Entrance porch | Entrance Hall | Kitchen | Utility Room | Living Space | Four Bedrooms | En Suite | Bathroom | Garden |**

Located within a 10 minute walk of Banbury town centre, a newly decorated 4 bedroom semi detached property with the benefit of off road parking for three vehicles. Easy access to Junction 11 Banbury M40, Banbury railway station within walking distance.