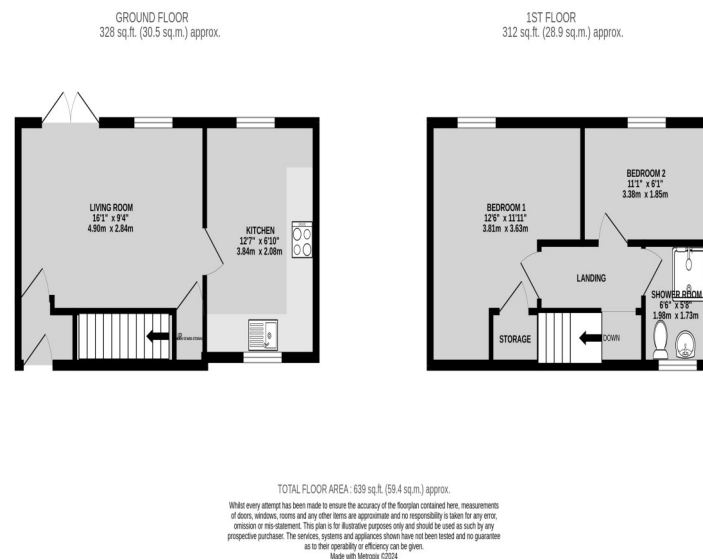


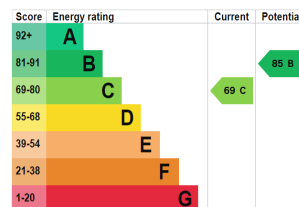


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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 £1195.00

Deposit £1295.00

This property is let and managed by Stanbra Powell

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 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.

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



13 Forsythia Walk

Banbury

Oxon

OX16 1YR

£1195 pcm - Available 8th August



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A neatly presented two bedroom detached property

Entrance Hall | Living Room | Kitchen | Two Bedrooms | Shower Room | Private Rear Garden | Off Road Parking for One Vehicle

Located to the north side of town, a well presented two bedroom detached property with the benefit of gas radiator heating, double glazing and off road parking for one vehicle. The property is situated on a larger than average plot

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring throughout. RCD unit to wall. Wooden door leading to:

Living Room: Wooden laminate flooring throughout. Double glazed rear door leading to rear garden. Wooden door leading to cupboard understairs housing combination boiler with storage inside. Wooden door leading to:

Kitchen: Wooden laminate flooring throughout. Double glazed windows to front and rear aspects. Recently fitted kitchen comprising of modern wall and base units. Marble effect worktop. Electric hob and cooker. Extractor hood. Glass splashback. Stainless steel sink unit. Space for washing machine and fridge/freezer. Space for small table and chairs.

Stairs to First Floor:

First floor landing: Double glazed window. Smoke alarm to ceiling. Wooden door leading to:

Bedroom Two: Double glazed windows to rear aspect. Wooden door leading to:

Shower Room: Fitted shower suite comprising of wash hand basin, low level W.C and electric shower. Double glazed windows to front aspect.

Wooden door leading to:

Master Bedroom: Double glazed windows to rear aspect. Wooden door leading to cupboard for storage—wooden shelving inside.

Private rear Garden: Area laid to lawn, patio and decking.

