



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

Administration fee per adult	£150.00 per adult
<b>UPON SIGNING THE LEASE</b>	
First months rent in advance	£1500.00
Dilapidation deposit	£1600.00
Inventory Fee	£ 50.00

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

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: E 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 along south bar continuing onto the Oxford Road. Proceed under the fly over and upon reaching the Weeping Cross which is the second right proceed along the road, and just past the turning for Blackwood Place, the property '2 Woodlands' is situated on the left hand side.

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

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**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings

2 Woodlands  
Weeping Cross  
Bodicote  
OX15 4EG

**£1500 pcm - Available Immediately**



**DESCRIPTION:**

**Ground Floor**

Entrance door leading to porch: tiled flooring

Large entrance Hall: Radiator to wall

Living room: Radiator to wall. Fireplace. Windows to front aspect.

Large Kitchen/Dining area: Range of modern light wood wall and base units with chrome handles. Marble work surface. Inset sink unit and drainer. French doors leading to patio and enclosed rear garden.

Large dining area: Open fire place

Utility room: Range of cupboard units and sink. Door to rear.

Cloakroom: wash hand basin.

Period staircase leading up to first floor

**First Floor**

First floor landing: Radiator to wall.

Bedroom One: Radiator to wall. Fireplace (Not usable) Door to Ensuite shower room: Shower unit, wash hand basin and low level WC.

Bedroom Two: Fitted wardrobes

Bedroom Three: Radiator to wall. Windows to rear

Main Bathroom: Wash hand basin, low level WC and bath with mixer attachment over.

Stairs leading up to second floor landing:

**Second Floor**

Large wardrobe area.

Substantial fourth bedroom with Ensuite shower room.

**Outside:**

Enclosed rear garden. Area laid to patio. Range of mature shrubs and plants

Garage

**Bodicote:**

The village of Bodicote is located approximately 2 miles south of Banbury. The village has a primary school, parish church, post office and stores and public houses. There is a bus service to Banbury where further amenities can be found including Castle Quay shopping centre, railway station and Junction 11 M40.



***A large four bedroom period house with original features throughout***

**Large entrance Hall | Living room | Grand Kitchen/dining room | Utility room | Cloakroom | Four double bedrooms | Family bathroom | Ensuite | Enclosed rear garden | Garage**

A unique opportunity has arisen to let this four bedroom period home which is located in a quiet and sought after village to the South side of Banbury. This location lends itself to the peace of village living with the benefit of being within easy commute of Oxford, London and Birmingham. The property benefits from mains gas radiator heating and secondary glazing.