



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,850 Per month

Mollington Lane, Warmington, Banbury, OX17 1BS

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Large detached farmhouse with four bedrooms and double garage with close links to the M40

Entrance Hallway

Wooden flooring leading into

Kitchen Diner

Large kitchen diner with tiled floor, Rangemaster cooker, integrated dishwasher, wall and floor units and double doors leading into the garden.

Living Room

Bright living room with double doors out onto the garden and an open fire

Dining Room

Window to the front elevation and archway leading into the living room

Downstairs WC

Large WC with sink, WC, Oil fired boiler and large cupboard with hanging rail

Utility

Off the kitchen is a large utility with wall and floor cupboards and space for washing machine and tumble dryer

Off the utility is a hallway leading into

Downstairs Bathroom

Shower cubical, sink with light up mirror and WC

Study

with tiled flooring and shelving

Bedroom One

Large double with windows to the front elevation, with radiator and integrated double wardrobe

Bedroom Two

Window to the rear elevation and radiator

Bedroom Three

Window to the front elevation, radiator and integrated wardrobe

Bedroom Four

Window to the rear elevation, radiator and integrated wardrobe

Family Bathroom

Bath with shower over, WC, sink and mirrored vanity wall cupboard

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

REGULATED BY RICS

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

Outdoor Space

Double garage, allotment to the side and lawn garden to the rear with views over the fields behind.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
82-88 C		
74-81 D		
69-73 E		
64-68 F		
55-63 G		
Below 55 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	