



Cope Road | Banbury  
Price £1,450 pcm

  
**DISTINCT**  
Property Consultants

This well presented three-bedroom semi-detached house is located on a popular residential street within walking distance of the town centre and local amenities.

EPC rating C

- 2 Double Bedrooms
- Open Plan Kitchen / Dining Room
- Bathroom
- Off Road Parking
- Popular Residential Area
- Walking Distance to Town Centre
- Office Area
- Utility Room
- Close to Supermarket
- Good Sized Garden

The hallway leads into a light and airy living room with a pretty fireplace. There are double doors through to an open plan kitchen / diner which has doors out to the garden. There is a separate side entrance to the property which leads to a boot room, downstairs cloakroom and utility room to the rear of the property.

Upstairs there are two double bedrooms and an office / dressing area. The family bathroom has a toilet, shower over the bath, mirror over the sink and built in cupboards.

#### Outside

There is off road parking at the front of the property for two cars and a mature garden with paved area to the rear.

#### Neighbourhood

Located in the historic market town of Banbury.

#### Location

Cope Road is a popular location and easy walking distance to amenities including the town centre, rail station and Waitrose.



Letting information  
Rent: £1,450.00  
Deposit: £1,673  
Council tax band - C

A pet considered.

Holding deposit: £333 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

#### Viewings

Strictly by appointment only.

#### Agents' Disclaimer

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.

#### Situation & Property Information

To Let  
Band C

#### Viewings

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Approximate total area<sup>(1)</sup>

87.66 m<sup>2</sup>  
943.62 ft<sup>2</sup>

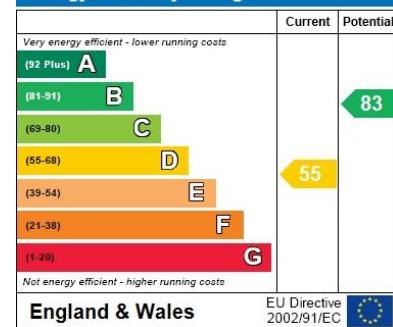
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



#### Energy Efficiency Rating



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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