



Sibford Road, Epwell

For the finer things in property.

**STRUTT
& PARKER**
BNP PARIBAS GROUP

Myrtle Cottage
Sibford Road
Epwell
Banbury
OX15 6LH

£1,650 pcm *plus charges

Quiet village location | Recently refurbished | Driveway parking

Situated within this highly sought after village, this charming cottage offers open plan light rooms with a mix of character yet modern finishes.

EPC Rating E
Council Tax Band E
Cherwell District Council
Mains drainage, water and electric
Oil fired central heating

Terms

Min tenancy of 12 months

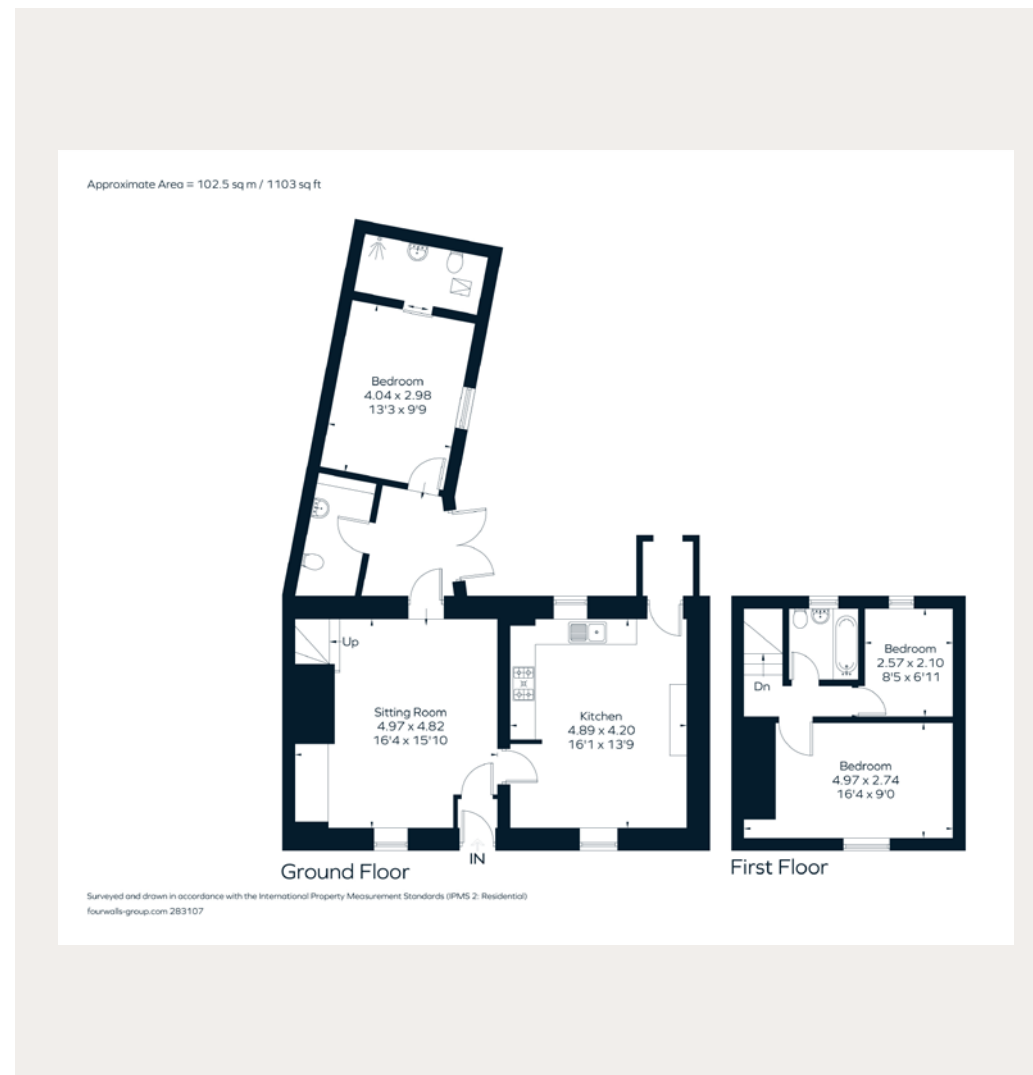
The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £354 (incl VAT), Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services www.struttandparker.com/tenantcharges

Banbury Lettings

51 Bloxham Mill, Barford Road, OX15 4FF

01295 277161

banburylettings@struttandparker.com



IMPORTANT NOTICE

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective Tenant must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise or accept the Property as is on arrival. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Landlord. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective Tenants in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2024.. Particulars prepared 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.