

# **BARTON FLEMING LETTINGS Ltd.**

INDEPENDENT LETTING AGENTS

## **To Let**



**Cottage 3,  
25 Market Place ,  
Brackley,  
Northants  
NN13 7AB**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**Cottage 3, 25 Market Place , Brackley, Northants NN13 7AB**



**A small 1 bedroom end terrace cottage situated at the end of a pedestrian lane situated off Brackely Market Place**

**TO LET**

**£ 895.00 PCM**

- ❖ Entrance Hall open plan to Ground floor
- ❖ Open plan kitchen area and Living room area
- ❖ Open staircase to 1<sup>st</sup> Floor landing
- ❖ Landing with airing cupboard
- ❖ Double bedroom with dual aspect
- ❖ Shower room/WC
- ❖ Open yard in walled laneway to front
- ❖ Night storage heating
- ❖ Double glazing

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 241616

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## **Ground Floor:**

### **ENTRANCE HALL OPEN TO LIVING SPACE:**

Glazed wooden front door, open to staircase and Living area

### **KITCHEN AREA: 7'2 x 9'10**

uPVC double glazed window to front aspect, fitted with a range of base and eye level units with white coloured door and drawer fronts and roll top work surfaces single drainer sink unit with mixer tap, electric hob and built-in electric cooker, tiled splash backs vinyl floor covering

### **LIVING ROOM AREA: 7'7 x 14'3**

Night Storage Heater, TV point, telephone point, Carpet to floor area.

## **First Floor:**

### **LANDING: 9'11 x 5'7**

Built-in airing cupboard with hot water cylinder and immersion heater

### **BEDROOM 1: 15'1 x 8'10**

PVC double glazed windows to front and side aspects, night storage heater, access hatch to loft

### **SHOWER ROOM/WC: 5'0 x 5'4**

PVC double glazed window to front aspect, wash hand basin, low level WC, shower cubicle with glass enclosure and sliding doors, tiled walls with Designa DS 300 shower.

## **Outside:**

### **YARD TO FRONT:**



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Front



Entrance and stairs



Kitchen Area



Living Room



Landing



Landing



Bedroom



Bedroom

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Shower Room



Shower Cubicle/WC



Outside



Yard



Market Place



Market Place



Market Place



Market Place



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## Brackley

Brackley is a market town in South Northamptonshire. It is located about 19 miles (31 km) from Oxford and 22 miles (35 km) from Northampton. The town has an historic town centre with a variety of shops supermarkets, pubs and restaurants and there is a large Tesco to the outskirts of the town

Brackley has three primary schools: Bracken Leas, Southfield Primary Academy, and Brackley Junior School. The town also has Waynflete Infants' School, most of whose pupils progress to Brackley Church of England Junior School. Magdalen College School, Brackley is the secondary school for the town and surrounding villages.

## Space for Notes:

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### Material Property Information

Council Tax Band **B**

Rental Asking Price **£895.00**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **No**  
**Electric Heaters**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Electric Night Storage**

Broadband ..... **Fibre to Cabinet and Copper to House**

Parking..... **No Parking.**  
**Council timed Car park to front of Mews**

No of Parking Spaces **0**

Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **Yes**

Flood risk - has the property been subject to any flooding in the last 5 years ..... **No**

Planning permission – Does the property have any outstanding planning applications .... **No**

Accessibility/adaptations - Does the property have any disabled access provisions .... **No**

### AVAILABLE:

**Date : AVAILABLE IMMEDIATELY**

### RENT:

**£895** per calendar month.

### RENTAL DEPOSIT:

**£1032.69** (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

### COUNCIL TAX BAND:

According to <http://cti.voa.gov.uk>  
The council tax band is **B**

### To Make an offer to rent the property

Please send an e-mail to:

E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

Including :

**Full names of all adult occupants**

**Emails and telephone numbers for all tenants**

**Occupations of all tenants**

**Gross annual salaries for all tenants**

**including contracted hours of employment**

**Details of any children**

**Details of any pets**

**Required Tenancy Start date**

**Length of tenancy required**

**Any special conditions or requirements**

**We will then put your offer to rent the property forward to the landlord.**

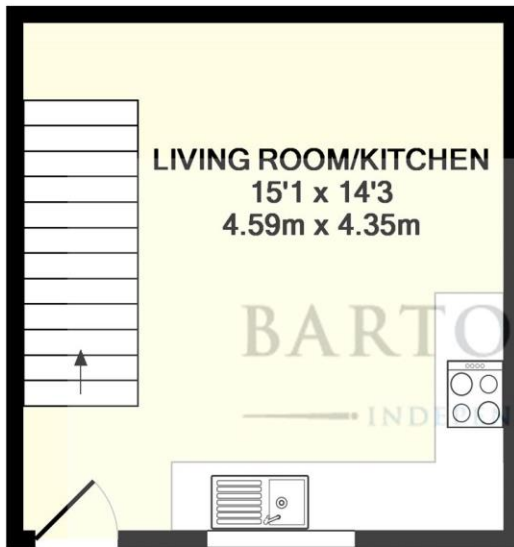
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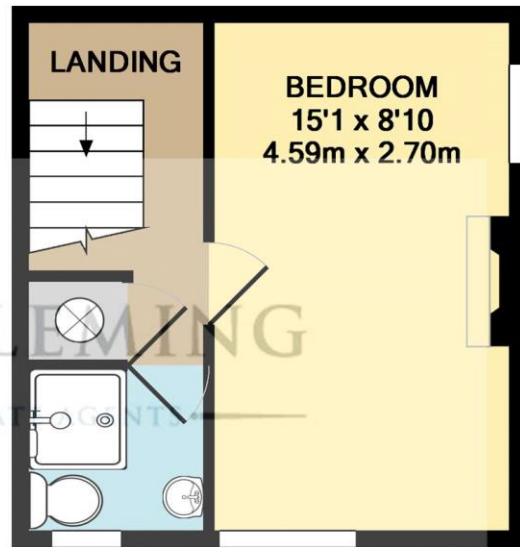
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

## MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property.