

BARTON FLEMING LETTINGS Ltd.

—• INDEPENDENT LETTING AGENTS •—

To Let



**46 Fairhaven Road, Caversfield, Bicester
Oxfordshire, OX27 8TY**

EXCLUSIONS:

No Sharers

No Smokers

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

**46 Fairhaven Road, Caversfield, Bicester
Oxfordshire, OX27 8TY**



**A Re-furbished two double bedroom house with new kitchen
and bathroom**

**TO LET
PCM**

£ 1250.00

- ❖ Canopy Porch
- ❖ Entrance Hall
- ❖ Living Room with Built in Storage Cupboard
- ❖ New Fitted Kitchen and Front Porch
- ❖ Landing with Airing Cupboard
- ❖ Two Double Bedrooms with wardrobes
- ❖ Family Bathroom
- ❖ Gas Central Heating and Double Glazing
- ❖ Driveway Parking and Rear Gardens

VIEWING APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

uPVC Opaque double glazed front door

ENTRANCE HALL: 6'6 x 5'6

Radiator Artex ceiling, New chorded Carpet matting, panel door to;

LIVING ROOM: 17'9 x 13'8

uPVC double glazed windows to front and rear aspects, 'Artex' ceiling, radiator, Built-in under stairs storage cupboard, TV and Telephone points Ornamental alcove/Fireplace, laminate wood flooring.

RE-FITTED KITCHEN 20'7 x 7'4 Max

uPVC double glazed window to rear aspect, uPVC double glazed doors to rear and front aspects, radiator, fitted with a range of base and eye level units with white high gloss door and drawer fronts, roll top work surfaces, single drainer sink unit with mixer tap, consumer unit with rcd switches, New Lamona built in electric fan assisted oven, New Lamona ceramic hob, stainless steel and glass carbon filter hood, tiled splash backs, stone effect vinyl floor covering.

First Floor

LANDING: 5'5 x 5'8 Max

uPVC double glazed window to rear aspect, 'Artex Ceiling, built-in airing cupboard housing with hot water cylinder and immersion heater.

BEDROOM ONE: 17'11 x 9'4

uPVC double glazed windows to front and rear aspects, 'Artex Ceiling', radiator, fitted shelves, built-in double wardrobe with sliding doors.

BEDROOM TWO: 12'1 x 9'8

uPVC double glazed window to front aspect, 'Artex' ceiling, radiator, built-in wardrobe with sliding doors,

BATHROOM: 5'6 x 7'4 Max

Opaque uPVC double glazed window to rear aspect, part tiled walls, panel bath with Triton shower over, Low Level WC, wash hand basin, chrome towel rail, ceramic tiled floor

Outside

FRONT GRAVEL DRIVEWAY

REAR GARDEN

Lawn, concrete path, timber shed enclosed by close board and wire fencing.



Front



Front Door



Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Kitchen

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Hob Detail



Oven Detail



Sink Detail



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom

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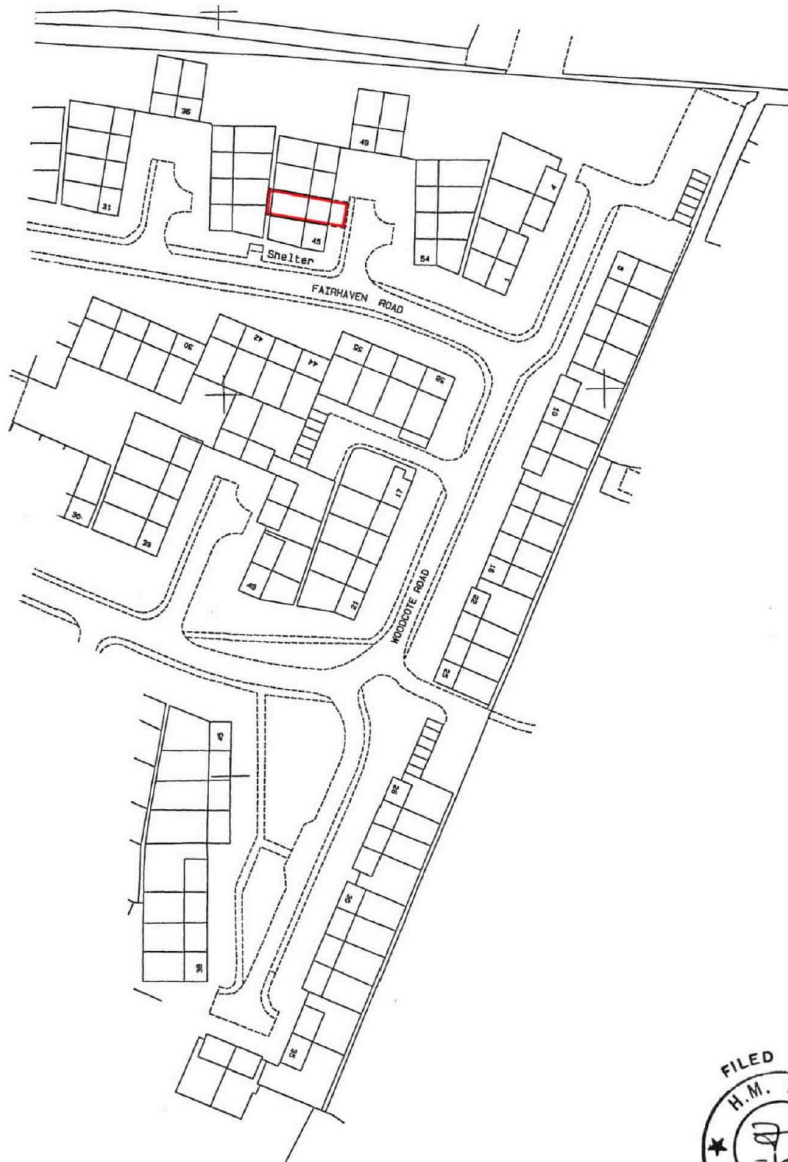
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H.M. LAND REGISTRY		TITLE NUMBER	
		ON 198034	
ORDNANCE SURVEY PLAN REFERENCE	SP5925	SECTION B	Scale 1/1250
ADMINISTRATIVE AREA OXFORDSHIRE : CHERWELL			© Crown Copyright



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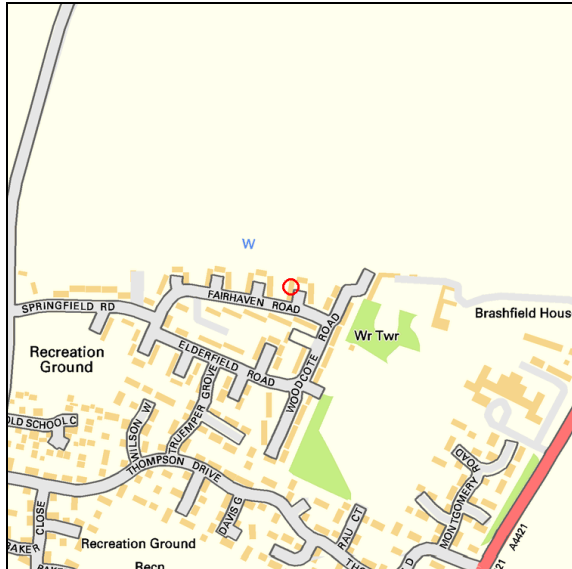
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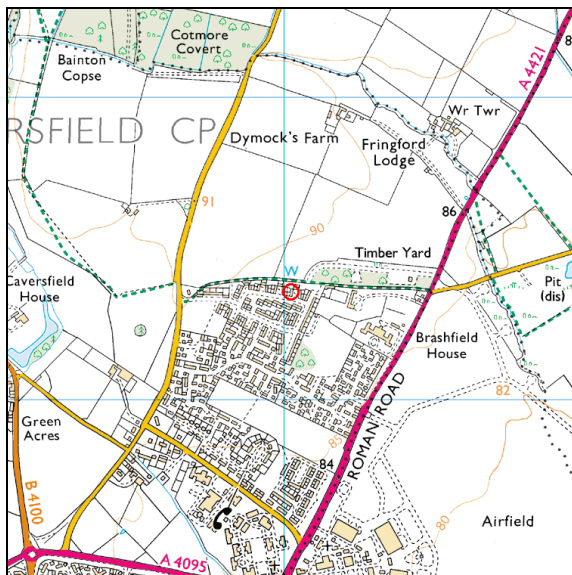
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Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



AVAILABLE:

Date 16th January 2026

RENT:

£1250 per calendar month.

Rental Deposit:

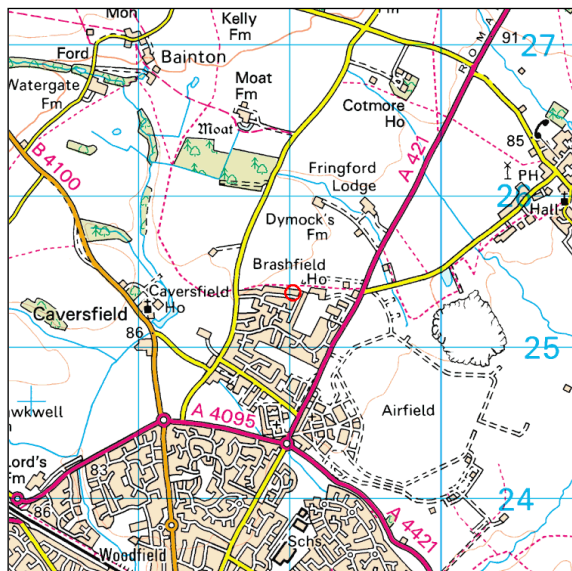
£1442.31 (Equal to five weeks rent.)

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

Including :

- Full names of all adult occupants
- Emails and telephone numbers for all tenants
- Occupations of all tenants
- Gross annual salaries for all tenants
- Required Tenancy Start date
- Length of tenancy required

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

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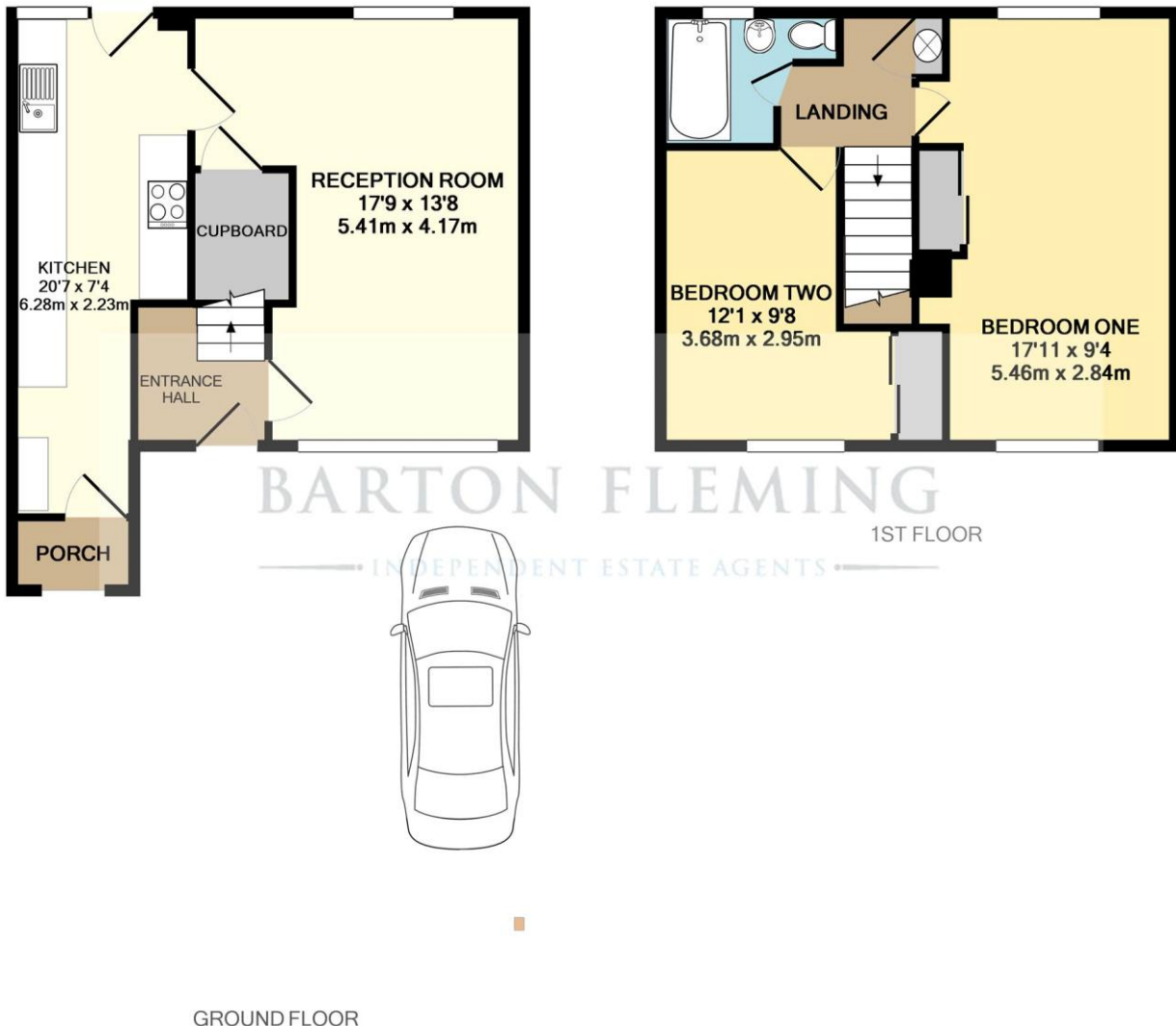
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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
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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.