

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Pine Close, Southwold, Bicester, Oxon. OX26 3YJ**

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922

**15 Pine Close, Southwold, Bicester, Oxon. OX26 3YJ**



**A One Bedroom 'Chase' design with Re-fitted Bathroom,  
Replaced PVC windows & French doors plus  
converted to Gas to Radiator Central Heating.**

**FREEHOLD**

**£ 1050 PCM**

- ❖ Sloping Porch, Entrance Lobby
- ❖ Under-stairs storage off the lobby
- ❖ Kitchen open plan to:
- ❖ Living room with French doors to the garden
- ❖ Landing, 12Ft x 10'9 Bedroom
- ❖ Re-fitted Bathroom
- ❖ Converted to Gas to Radiator Central Heating
- ❖ Replaced PVC Windows
- ❖ Low Maintenance Rear Garden (with gate)
- ❖ Side-by-Side Parking for 2

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

Telephone 249922

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922

### Ground Floor:

#### **SLOPING PORCH:**

Outside courtesy light, post box, part leaded-light glazed external grade wooden front door to:

#### **ENTRANCE LOBBY:**

Down light, under-stairs storage area suitable for a tall fridge freezer, RCD/MCB electricity consumer unit, laminate flooring.

#### **KITCHEN: 9'5 x 7'11 plus under-stairs.**

Front aspect PVC double-glazed window, laminate flooring, under-stairs recess. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for slot-in electric cooker, space for under-counter fridge, stainless steel vented extractor fan. Open plan to:

#### **LIVING ROOM: 11'6 x 10'9.**

Rear aspect PVC double-glazed French doors to the garden, laminate flooring, two radiators, wall light points, TV point and 'Virgin Media' box for TV & broadband.

### First Floor:

#### **LANDING:**

Front aspect PVC double-glazed window, airing cupboard containing gas combination boiler.

#### **BEDROOM: 12'0 x 10'9.**

Rear aspect PVC double glazed window, loft hatch (*drop-down ladder, hard wired light, part boarded, insulated*), radiator.

#### **BATHROOM: 8'7 x 4'11.**

Front aspect PVC double-glazed window, laid strip vinyl flooring, extractor fan, wall mounted fan heater, bath with mixer tap and shower attachment plus sliding head support, screen, tiled surrounds, pedestal wash hand basin, dual flush close coupled wc.

### Outside:

**FRONT GARDEN: Refer to main photo.**

Outside gas and electricity meter boxes.

#### **REAR GARDEN:**

Low maintenance garden with rear pedestrian gate.

#### **PARKING:**

Refer to Land Registry Plan section outlined area in Red and photograph. Parking for two cars side-by-side

#### **Material Property Information**

Council Tax Band B

Rental Asking Price £1050.00

Tenure .....Freehold

Property construction .....Standard

Mains Electricity supply .....Yes

Mains Gas Supply .....Yes

Mains Water supply .....Yes

Mains Sewerage .....Yes

Heating Type .....Gas

Broadband ..... Fibre to house

Parking..... Allocated

No of Parking Spaces ..... 2

Building safety .....Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... None

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title.....None

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

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



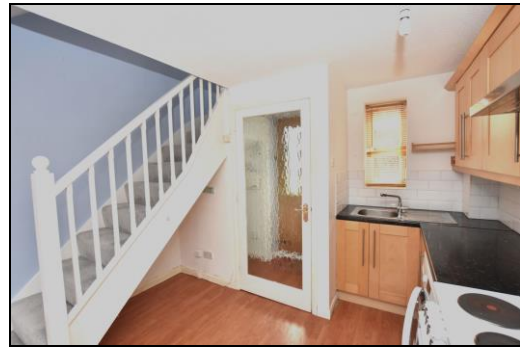
Front Elevation & Entrance Lobby



Kitchen



Kitchen



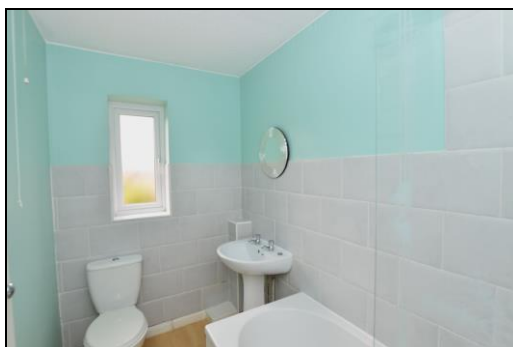
Kitchen



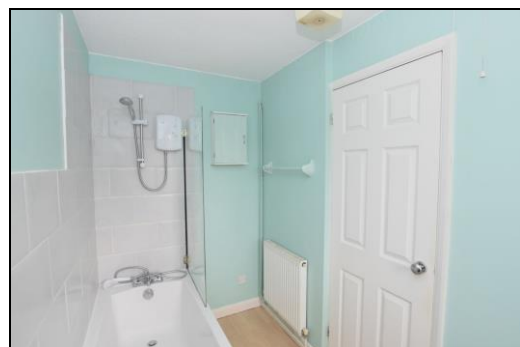
Living Room



Living Room



Re-fitted Bathroom



Re-fitted Bathroom

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

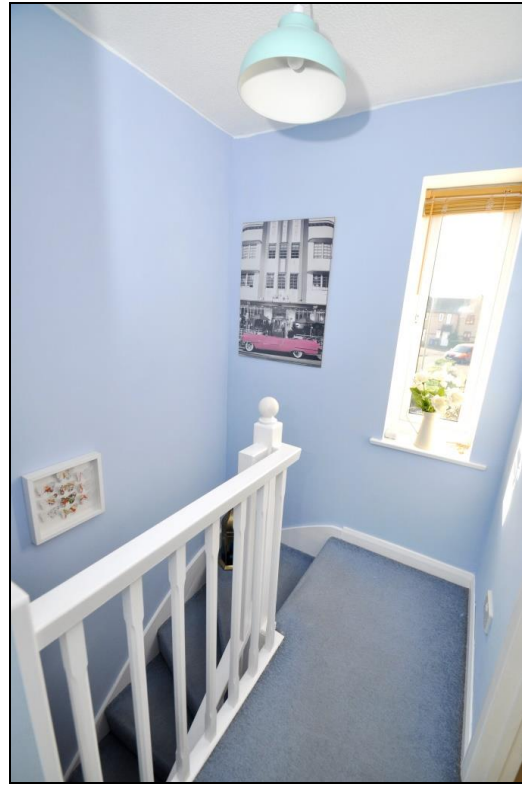
Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922



landing



Landing



Rear Elevation



Bedroom



Parking for 2 cars - indicated by arrows



Bedroom

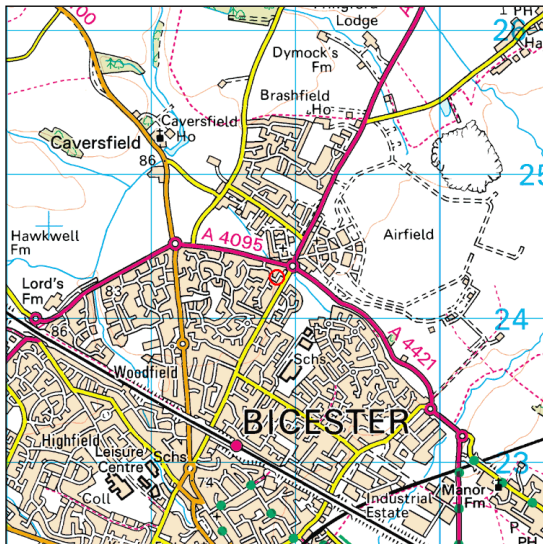
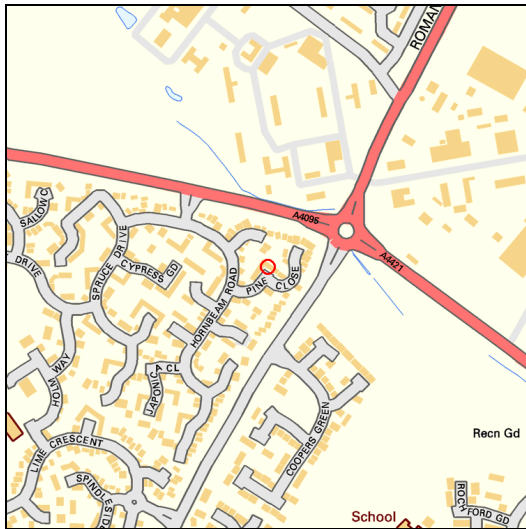
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



Rear Garden

**AVAILABLE:**

**12<sup>th</sup> April 2024**

**RENT:**

**£1050.00** per calendar month.

**Rental Deposit:**

**£1211.54** (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.**

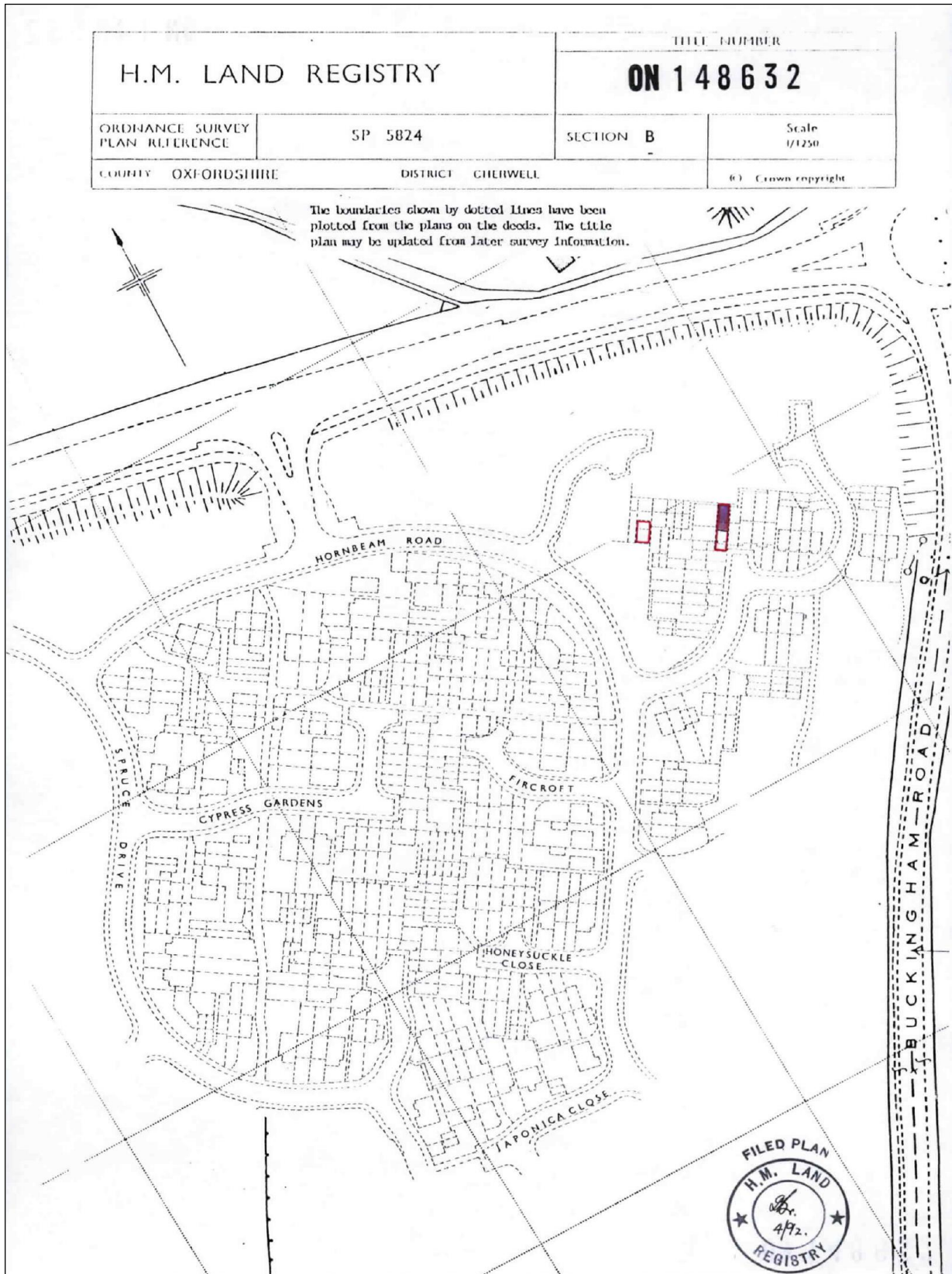
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



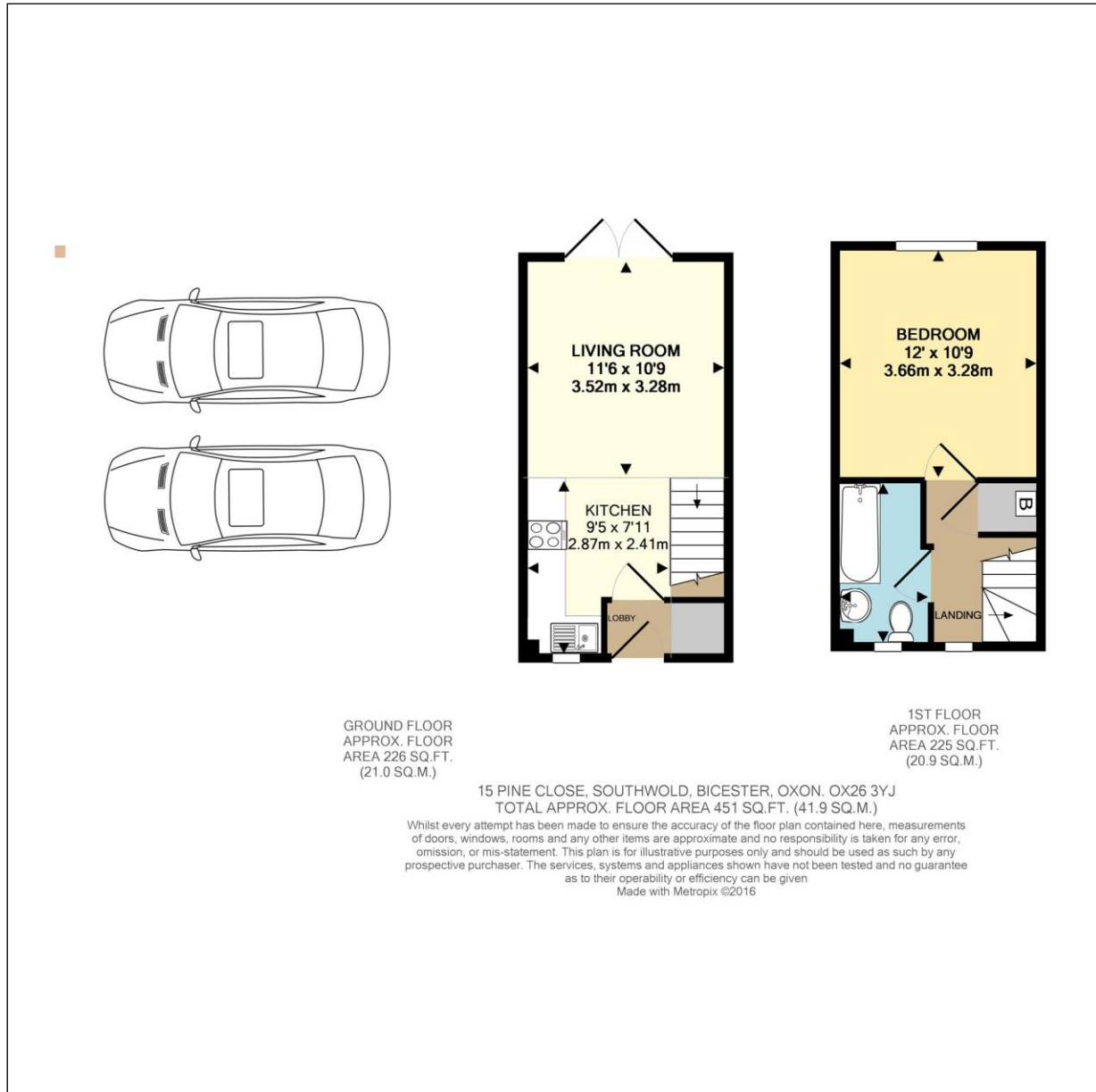
# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

## 249922



## 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.