

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**197 Avocet way, Langford Village,
Bicester, Oxfordshire. OX26 6YW**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

197 Avocet Way, Langford Village, Bicester. OX26 6YW



**Two Bedroom Staggered Mid-Terrace with
Re-fits to; Kitchen, Bathroom, Windows & Boiler.**

TO LET

£ 1150.00 PCM

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Re-fitted Kitchen
- ❖ Landing, Two Bedrooms
- ❖ Built-in Wardrobes in each bedroom
- ❖ Replaced PVC Double Glazing
- ❖ Gas to Radiator Heating
- ❖ Replaced 'Vaillant' boiler
- ❖ Open plan front & Enclosed Rear Garden
- ❖ Off Road parking for Two Cars

**VIEWING
APPOINTMENT:**

DAY:

TIME:

Telephone 249922

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Ground Floor:

Outside courtesy light, outside gas and electricity meter boxes.

ENTRANCE HALL:

Radiator, ceramic tiled floor, telephone point, alarm pad, staircase.

LIVING ROOM: 16'9 x 11'10 into under-stairs recess.

Front aspect PVC window, two radiators, satellite connection.

RE-FITTED KITCHEN: 11'10 x 7'9.

Rear aspect half-glazed PVC door to the garden, rear aspect PVC window, plain plaster ceiling, down lighting, vinyl flooring. Range of refitted base and wall units with roll-edge laminate worktops and tiled surrounds, fridge freezer, 500mm drawer unit, corner unit, slot-in electric cooker), 2nd corner unit, stainless steel sink, washing machine (dryer function no longer operating), further range of wall-to-wall 300mm deep units. Wall unit by the back door containing 'Vaillant Plus' combination boiler.

First Floor:

LANDING:

Access to loft space. (*part boarded, cavity wall insulation*).

RE-FITTED BATHROOM 7'7 x 4'9.

Rear aspect PVC window, plain plaster ceiling, down lighting, laid vinyl flooring, fully tiled walls, chrome heated towel rail. Bath with mixer tap and thermostatic mains shower over, screen, inset wash hand basin and cupboard under, dual flush close coupled wc.

BEDROOM ONE: 12'0 x 8'10.

Front aspect PVC window, plain plaster ceiling, built-in double wardrobe, radiator.

BEDROOM TWO: 10'6 x 6'9.

Rear aspect PVC window, coving, radiator, built-in single wardrobe, built-in storage cupboard (former airing cupboard but now without a tank since the boiler was changed over to a combination type).

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

PARKING: Refer to land registry plan.

Parking for two cars subject to title deed confirmation.

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Front



Staircase, Entrance Hall



Living Room



Living Room



Re-fitted Kitchen



Re-fitted Kitchen



Re-fitted Kitchen



Re-fitted Kitchen

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Re-fitted Bathroom



Re-fitted Bathroom, Landing



Towel Rail, Thermostatic Shower over the bath



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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To Make an offer to rent the property

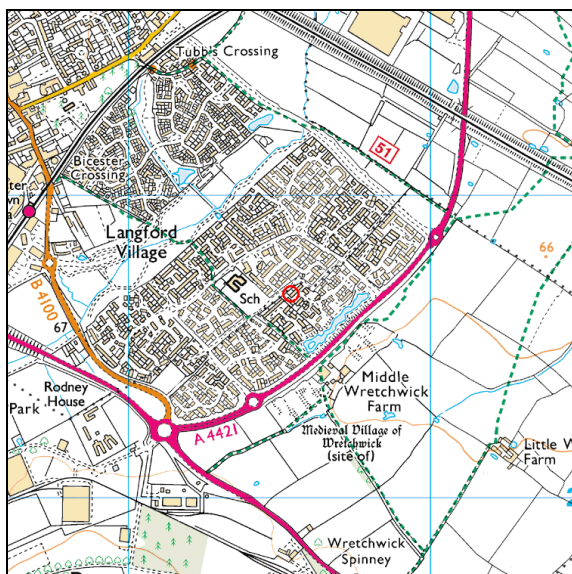
Please send an e-mail to:

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 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.



AVAILABLE:

Date Immediately

RENT:

£ 1,150.00 per calendar month.

Rental Deposit:

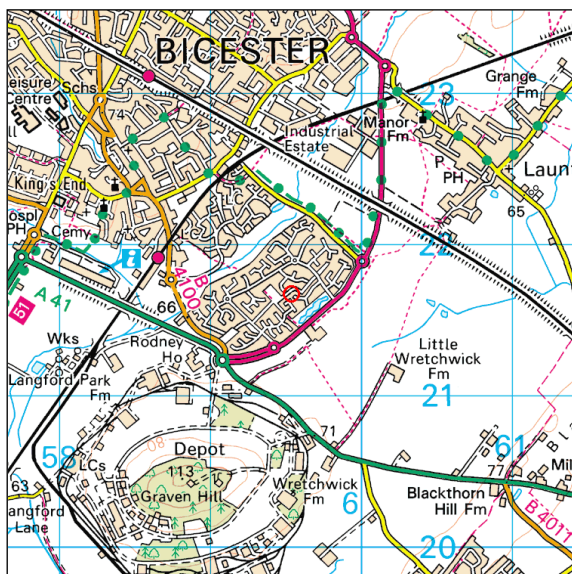
£ 1,326.00 (Equal to five weeks rent.)

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 **C**



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Material Property Information

Council Tax Band C..... / Amount £2090

Rental Asking Price £1150

TenureFreeholdor leasehold

Property constructionStandard/ Prefabricated / Steel Frame/ Other

Mains Electricity supplyYes/No

Mains Gas SupplyYes/ No (if no please specify)

Mains Water supplyYes/No

Mains SewerageYes/ No

Heating TypeGas/ Oil / Electric / Night Storage / Other

BroadbandFibre to House ??/ Fibre to Cabinet and Copper to House / Copper to Cabinet /AntennaeNo ideas what any of this means

Parking..... Driveway / allocated in nearby courtyard/also On Street

No of Parking Spacesone or two at a pinch in the courtyard - one behind the other, depending on car size. One in the street.

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

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... Yes/No

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

Planning permission – Does the property have any outstanding planning applications Yes/No

Accessibility/adaptations - Does the property have any disabled access provisionsNo

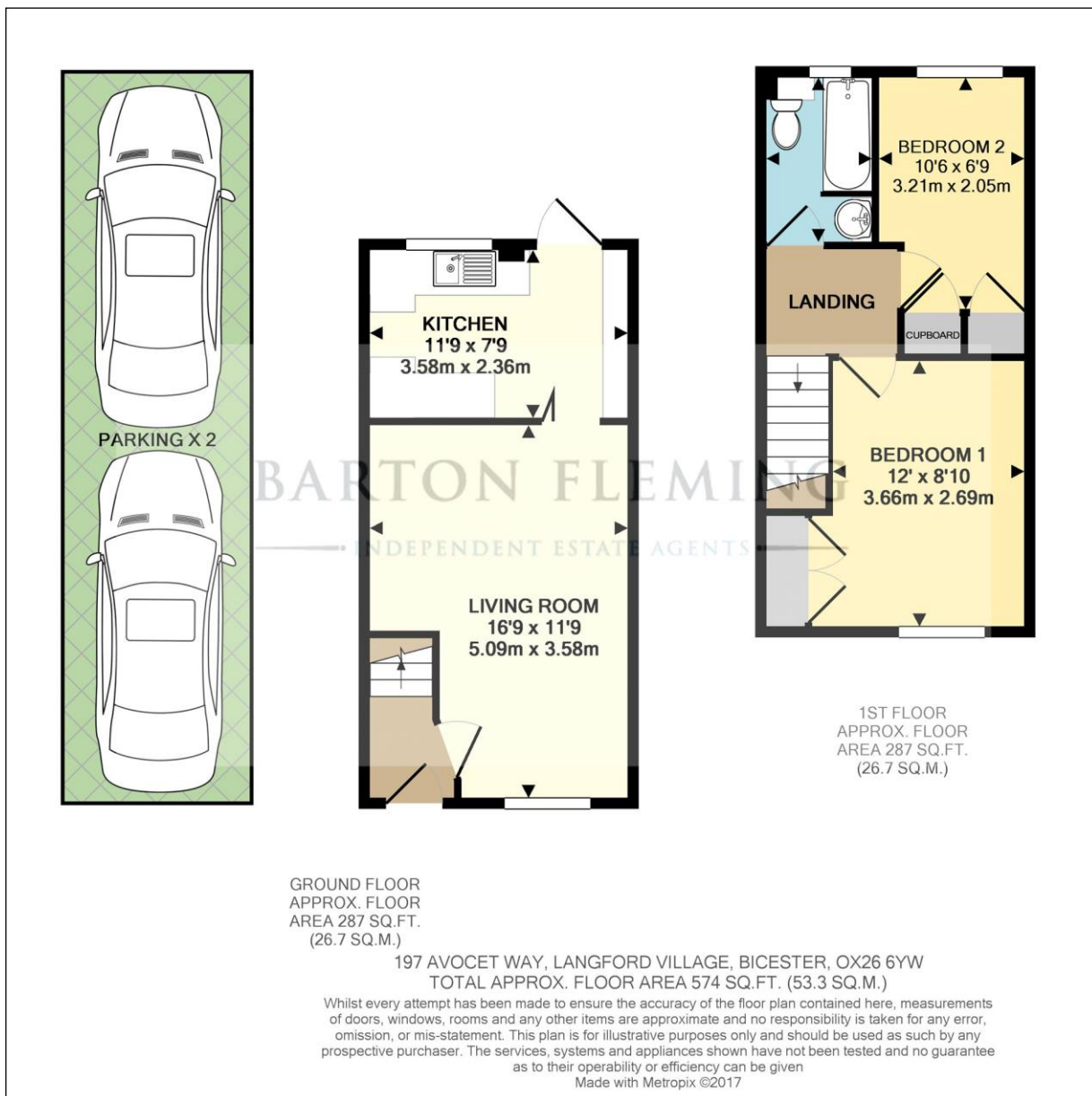
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or 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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at which the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.