

BARTON FLEMING LETTINGS Ltd.

— INDEPENDENT LETTING AGENTS —

To Let



2 Dunlin Court, Bicester, Oxon .OX26 6WQ

**EXCLUSIONS:
No Pets
No Smokers
No Benefit Recipients**

BARTON FLEMING LETTINGS Ltd.

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

Tel: Bicester (01869)

241616

2 Dunlin Court, Bicester, Oxon . OX26 6WQ



**A three bedroom detached house with a re-fitted kitchen
/dining room, garden and garage.**

TO LET

£ 1400.00 PCM

- ❖ Entrance Hall
- ❖ Cloakroom/WC
- ❖ Living room with laminate wood floor
- ❖ Re-fitted Kitchen Diner
- ❖ Landing with built-in Boiler cupboard
- ❖ Three Bedrooms, one and two with built in wardrobes
- ❖ Family Bathroom
- ❖ Parking space and garage in block to front of house
- ❖ Enclosed rear garden and patio with gated side access

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

Ground Floor:

ENTRANCE HALL: 10'9 X 5'0 MAX 3'4 MIN

uPVC Opaque double glazed front door, radiator, textured ceiling, laminate wood floor, central heating thermostat.

CLOAKROOM/WC: 6'3 X 2'11

Front aspect uPVC double glazed window, radiator, textured ceiling, close couple WC, wash hand basin, ceramic tiled floor.

LIVING ROOM: 15'2 x 14'9 (under stairs)

Front aspect uPVC double glazed window, radiator, textured ceiling laminate wood floor, telephone point, sky cables, central heating thermostat

DINING KITCHEN 10'2 X 14'9

Rear aspect uPVC double glazed window, rear aspect uPVC double glazed double doors, fitted with a range of new base and eye level units with white coloured door and drawer fronts, square edged wood effect laminate work surfaces, single drainer sink unit with mixer tap, 'Hoover' built in electric fan assisted oven with stainless steel and glass door front, 'Hoover' Gas hob, Stainless steel carbon filter hood, space for washing machine, new integrated 'Hotpoint' integrated dishwasher, ceramic tiled floor.

First Floor

LANDING: 10'8 x 6'7

Side aspect uPVC double glazed window, radiator, access to loft, built-in boiler cupboard housing 'Worcester gas combination boiler.

BEDROOM ONE: 12'4 x 8'0

Rear aspect uPVC double glazed window radiator, textured ceiling, built-in double wardrobe.

BEDROOM TWO: 10'11 x 8'6

Front aspect uPVC double glazed window, built-in wardrobe.

BEDROOM THREE: 8'10 x 6'6

Rear aspect uPVC double glazed window, radiator, textured ceiling.

BATHROOM: 6'0 x 6'5

Front aspect opaque uPVC double glazed, extractor fan, textured ceiling, radiator, white suite, twin grip panel bath with Sirius mains fed shower over, chrome flexible hose too chrome head, parking and adjustable pole, close couple wc, pedestal wash hand basin, marble effect tiling around bath, wc and sink areas, laminate wood floor.

Outside

GARAGE:

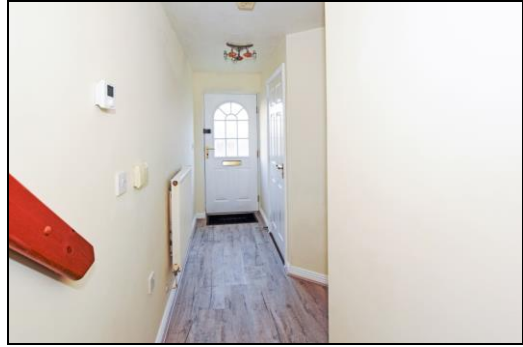
In Block to front of property (nearest to the property), Metal up and over door.

GARDEN

Refer to photograph



Front



Entrance Hall



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Bedroom One

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Bedroom One



Bedroom Two



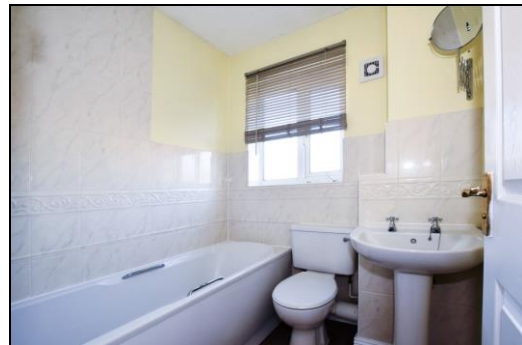
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear Elevation



Rear garden to patio

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AVAILABLE:

Date 10th May 2024

RENT:

£1400 per calendar month.

RENTAL DEPOSIT

£1615.38 (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**

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.

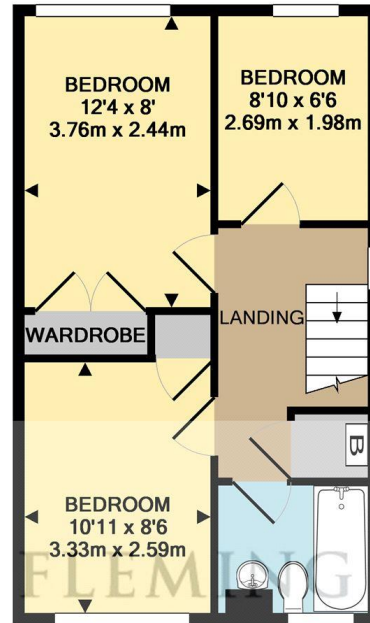
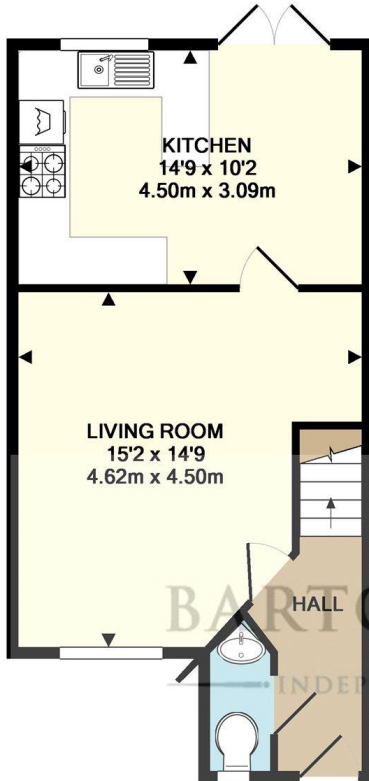
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1ST FLOOR



GROUND 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.
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