

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**3 Leonard Meadow
Marsh Gibbon
Oxon
OX27 0AB**

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

3 Leonard Meadow, Marsh Gibbon, Oxon OX27 0AB



A stone built 2 bedroom terrace house situated on the edge of Marsh Gibbon with parking for 2 cars

TO LET

£ 1400.00 PCM

- ❖ Air Source Heat pump heating and Fibre Optic Broadband
- ❖ Canopy Porch and Entrance Hall
- ❖ Living Room
- ❖ Inner Hall with cloaks cupboard and Cloakroom/WC
- ❖ Dining Kitchen with integrated white goods
- ❖ Landing and family Bathroom/WC
- ❖ Bedroom One with En suite shower room
- ❖ Double Bedroom Two
- ❖ Enclosed rear garden , patio and timber shed
- ❖ Parking for 2 cars in car park to rear of house.

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

L SHAPED ENTRANCE HALL: 5'11 x 2'9 plus 6'0 x 3'8

uPVC double glazed panel front door, plain plastered ceiling, underfloor heating, wall mounted thermostat

LIVING ROOM: 13'5 x 12'0

uPVC double glazed window to front aspect, plain plastered ceiling, underfloor heating, wall mounted thermostat

INNER HALL: 3'9 x 6'2

Plain plastered ceiling with inset spot light fitting, built-in storage cupboard, laminate wood floor underfloor heating, wall mounted thermostat

CLOAKROOM/WC: 3'4 x 4'10

Plain plastered ceiling with 2 inset spot light fittings, extractor fan, wash hand basin with mixer tap, close couple WC, laminate wood flooring

KITCHEN DINER 10'6 x 15'2.

uPVC double glazed window to rear aspect, uPVC double glazed double doors to rear aspect, plain plastered ceiling with 6 inset spotlight fittings. Fitted with a range of base and eye level units with cream coloured panel door and drawer fronts, square edged laminate work surfaces, 'Bosch' 4 ring induction hob, large 'Bosch' stainless steel extractor hood, single drainer stainless steel sink unit with mixer tap, integrated Fridge and Freezer, 'Bosch' eye level integrated oven, 'Candy' integrated slimline dishwasher, 'Candy' integrated washing machine.

First Floor

LANDING: 4'9 x 9'2

Access to loft, plain plastered ceiling, smoke alarm, radiator, built-in airing cupboard with hot water cylinder pressure vessels and pumps

BEDROOM ONE: 12'0 x 9'11

uPVC double glazed window to front aspect, Plain plastered ceiling, radiator, built-in wardrobe, TV and Telephone/Data point

EN SUITE SHOWER: 6'4 x 4'10

Opaque uPVC double glazed window to front aspect, plain plastered ceiling with 3 inset spotlight fittings, slimline chrome towel radiator, wash hand basin with mixer tap, inset close couple WC chrome wall mounted flush buttons, tiled shower enclosure with glass sliding door and panel, mains fed shower mixer with chrome flexible hose to chrome shower head, parking and adjustable riser, shaver point, ceramic tiled floor

BEDROOM TWO: 10'8 x 15'2

uPVC double glazed window to rear aspect, plain plastered ceiling, radiator.

BATHROOM: 6'9 x 5'7

Plain plastered ceiling, 3 x inset spotlight fittings, extractor fan, chrome towel radiator, panel bath with mixer tap and shower attachment, close couple WC, wash hand basin with mixer tap, shaver point ceramic tiled floor

Outside

PARKING: 16'2 x 8'6

Courtesy Door to rear, Metal up and over door to front power and light.

GARDENS AND PATIO

Refer to photograph.

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Front



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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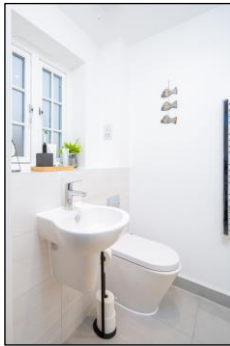
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Bedroom One



Bedroom



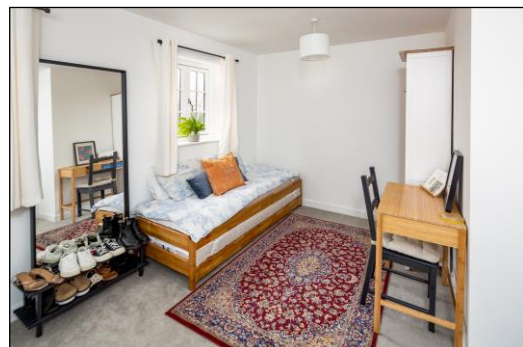
En Suite Shower Room



Bathroom/WC



Bedroom Two



Bedroom Two



Rear garden



Rear Elevation

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Material Information

Council Tax Band **C**

Rental Asking Price **£1550**

Tenure **Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **No gas, all electric**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Air source heat pump**

Broadband **Fibre to house**

Parking **Allocated private off-street parking to the rear of property**

No of Parking Spaces **Two**

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

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**

Local Amenities

There is a local shop, post office junior school, public house and Sunday farmers market in the village of Marsh Gibbon

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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AVAILABLE:

Date 14th August 2024

RENT:

£1550 per calendar month.

LENGTH OF TENANCY: 12 Months

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.

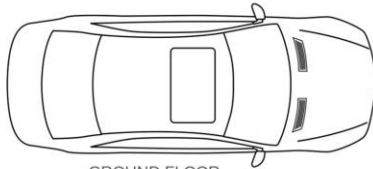
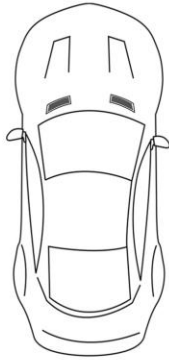
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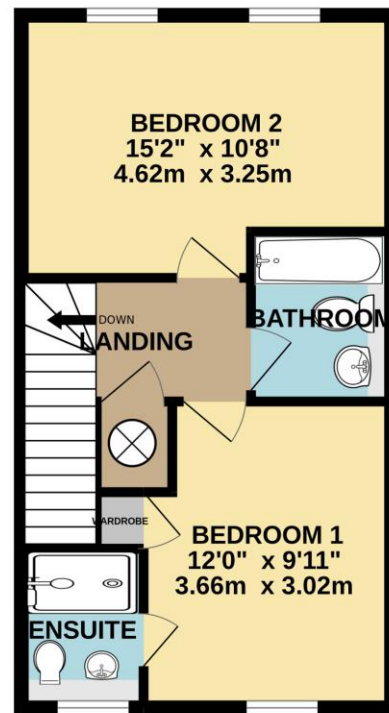
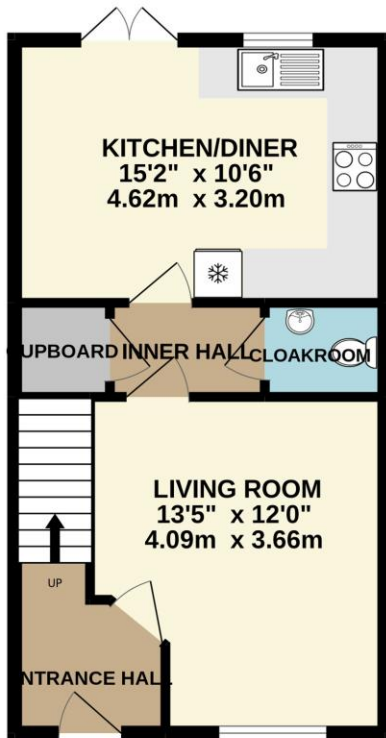
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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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