

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



99 Willow Drive, Bicester, Oxon. OX26 3XF

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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

99 Willow Drive, Bicester, Oxon. OX26 3XF



A three bedroom end terrace house with a south facing rear garden

TO LET

£ 1500.00 PCM

- ❖ Entrance Lobby
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing, Three Bedrooms
- ❖ Family Bathroom
- ❖ Block driveway parking for 3 vehicles
- ❖ Gas to Radiator Heating and double glazing
- ❖ Replaced Boiler and replaced lounge floor
- ❖ Recently redecorated and

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

SLOPING PORCH:

Part-glazed front door to:

ENTRANCE LOBBY:

RCD/MCB electric consumer unit, mat well, radiator, telephone point.

LIVING ROOM: 14'11 x 13'11

Front aspect PVC double glazed window, laminate flooring, radiator, TV, Sky connections, stairs.

KITCHEN DINER: 14'11 x 9'4

Rear aspect PVC double doors to garden, rear aspect PVC double glazed window, wall mounted boiler, laminate flooring, radiator, range of base and eye level units, roll edge laminate work-surfaces, tiled surrounds, 600mm space for upright fridge freezer, ceramic hob, glass fronted fan oven, integrated dishwasher (landlord gifted item), 1½ bowl stainless steel sink unit, 600mm space for washing machine.

First Floor:

LANDING:

Access to loft space.

BATHROOM:

Rear aspect double glazed window, extractor fan, radiator, panel enclosed bath with mixer tap and shower attachment, independent electric shower over, sliding head support, close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 10'8 x 8'2 plus built-in wardrobe and door recess

Front aspect double glazed window, built-in single wardrobe, radiator, telephone point.

BEDROOM TWO: 9'8 x 8'2 plus airing cupboard and door recess

Rear aspect double glazed window, radiator, bulkhead linen cupboard.

BEDROOM THREE: 7'7 x 6'5

Front aspect double glazed window, radiator.

Outside:

FRONT GARDEN: Refer to Photo.

REAR GARDEN: Refer to Photo

South facing, side gate, outside tap, patio, replaced fencing.

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Front



Entrance Hall



Living Room



Living Room



Kitchen Diner



Kitchen Diner



Hob



Oven

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Garden



Garden



Garden

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Material Information

Council Tax Band **C**

Rental Asking Price **£1500**

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 Cabinet and Copper to House**

Parking..... **Driveway**

No of Parking Spaces**3**

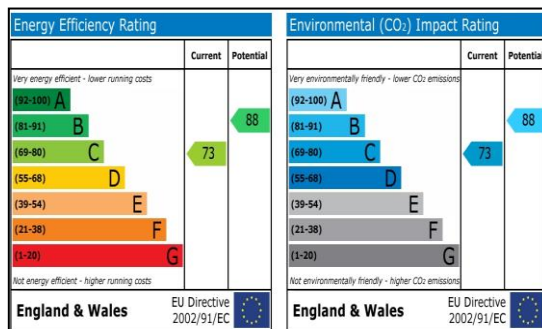
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC
 **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Way-
 leaves 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**



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AVAILABLE:

Date End of September 2023

RENT:

£1500.00 per calendar month.

RENTAL DEPOSIT

£1730.77 (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.

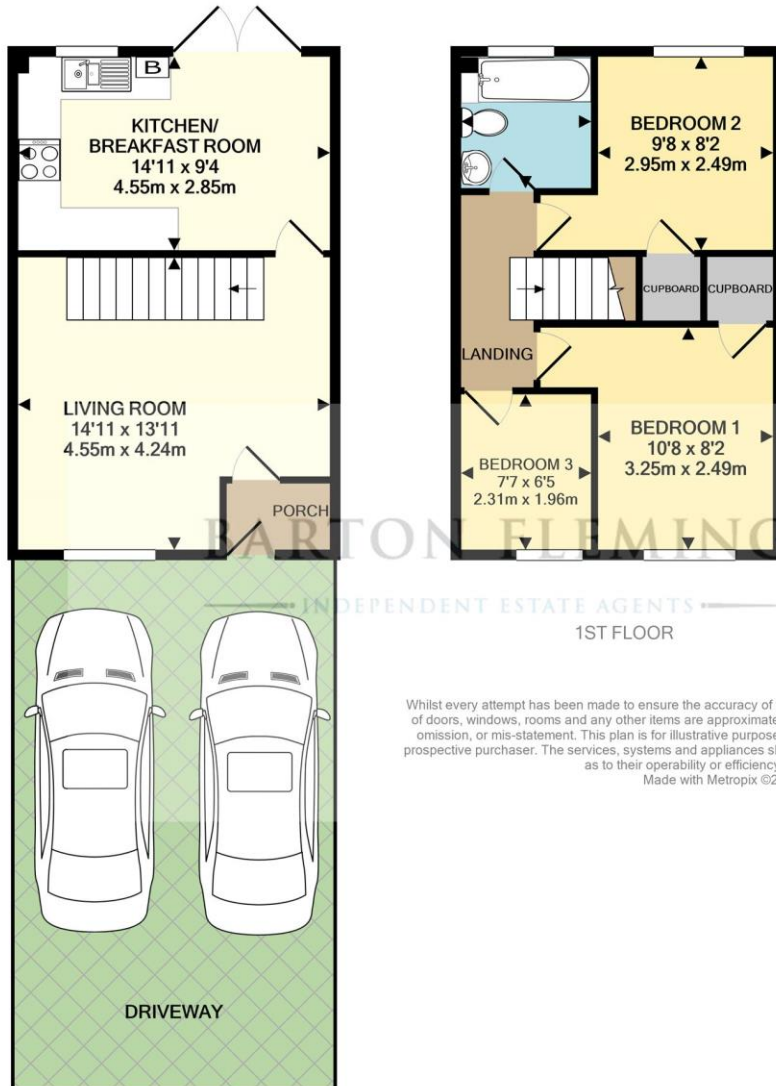
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GROUND FLOOR

1ST 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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