

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**29 Ravencroft
Bicester
Oxon
OX26 6YE**

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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

29 Ravencroft, Bicester Oxon OX26 6YE



A one bedroom semi-detached Bungalow with a conservatory and large shed.

TO LET

£ 1100.00 PCM

- ❖ Entrance Hall
- ❖ Kitchen with White Goods
- ❖ Living Room
- ❖ Conservatory
- ❖ Bedroom One
- ❖ Bathroom/WC
- ❖ Enclosed rear patio Garden
- ❖ Large Garden Shed
- ❖ Parking to front

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

SIDE ENTRANCE

ENTRANCE HALL: 3'8 x 5'9

Wood effect uPVC opaque double glazed door to side aspect, plain plastered ceiling, radiator, built-in cupboard with consumer unit, wood flooring

KITCHEN 6'7 x 7'8.

uPVC double glazed window to rear aspect, cream coloured base and eye level units with wood clock work surfaces, Electric ceramic hob and extractor hood, composite single drainer sink unit with mixer tap, built-in Neff electric oven, Built-in Zanussi slim-line dishwasher, Baumatic fitted washing machine, cream coloured metro style tiled splash backs, wood flooring

LIVING ROOM: 14'4 x 14'7max

uPVC double glazed sliding patio door to conservatory, 2 x radiators, telephone point, coving o ceiling, wood flooring.

CONSERVATORY: 12'3 x 8'7

Radiator, uPVC double glazed window and panel to side aspect, 4 x uPVC double glazed windows and panels to rear aspect, uPVC double glazed double doors to side aspect. Wood flooring

INNER HALL: 3'2 x 2'8

Doors to bedroom and bathroom, built-in airing cupboard with hot water cylinder and immersion heater

BEDROOM: 9'8 x 10'10

uPVC double glazed window to side aspect, radiator, textured ceiling, fitted over heard lockers, wood flooring

BATHROOM: 5'7 x 6'4

Plain plastered ceiling, extractor fan, 4 x inset spotlights, fully tiled walls, vanity wash hand basin with cupboard beneath, close coupled WC, Panel Spa bath with 11 water jets and chrome mixer tap and shower attachment, chrome heated towel radiator, ceramic tiled floor.

Outside

GARDENS

Refer to photograph.

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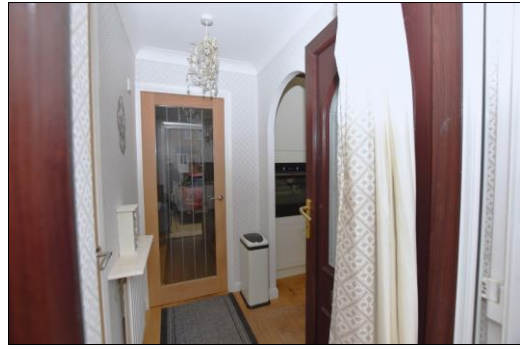
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Front



Entrance Hall



Entrance Hall



Dining Room



Living Room



Living Room



Conservatory



Conservatory

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Bedroom



Bedroom



Bathroom



Spa Bath



Rear Garden



Rear Garden



Shed



Rear Elevation

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Material Property Information

Council Tax Band **B**

Rental Asking Price **£1100 PCM**

TenureFreehold or leasehold

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..... **On Street**

No of Parking Spaces**0**

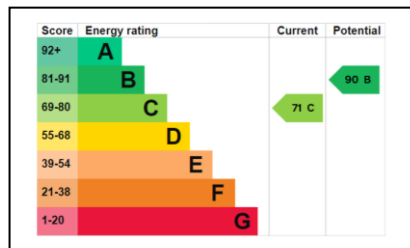
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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



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AVAILABLE:

Date Immediately

RENT:

£1100.00 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£1269.23 (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

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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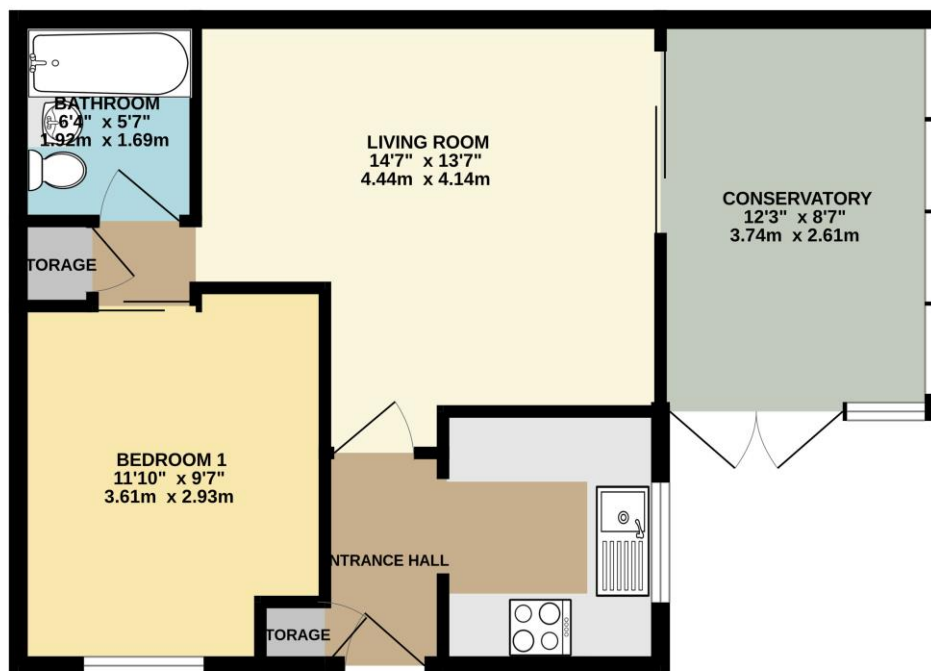
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GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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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