

# **BARTON FLEMING LETTINGS Ltd.**

—• INDEPENDENT LETTING AGENTS •—



**13 Gaydon Walk, Bicester Oxon OX26 4YY**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

### 13 Gaydon Walk, Bicester Oxon OX26 4YY



**Two bedroom semi-detached house with driveway parking and re-fitted kitchen and bathroom**

**TO LET**

**£1300.00 PCM**

- ❖ Entrance Porch
- ❖ Living room
- ❖ Re-fitted kitchen and breakfast bar
- ❖ Landing
- ❖ Re-fitted shower room/WC
- ❖ Two double bedrooms
- ❖ Open plan front and enclosed rear garden
- ❖ 12'x 18 timber shed
- ❖ Double glazed and gas central heating

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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### Ground Floor:

Two-thirds double glazed PVC French doors to:

#### **ENTRANCE PORCH:**

Gas and electricity meter boxes, laminate flooring, part glazed PVC door to:

#### **LIVING ROOM: 15'0 x 11'8.**

Front aspect PVC double-glazed window, coving, RCD/MCB electricity consumer unit, two radiators, laminate flooring, wall light points, telephone point, TV & satellite connections. Open plan to;

#### **KITCHEN-DINER: 11'8 x 9'8.**

Half glazed rear aspect PVC door to the garden, rear aspect PVC double-glazed window, coving, wall mounted replaced 'Potterton' combination boiler, laminate flooring, radiator. Range of base and wall units and opaque glazed cabinets with square edge laminate worktops and tiled surrounds, double pressed stainless-steel sink, new washing machine and dishwasher, stainless steel & glass fitted oven, 4-ring gas hob, extended breakfast bar with 2 bar stools, new fridge freezer.

### First Floor:

#### **LANDING:**

Loft hatch with drop-down ladder & light.

#### **BEDROOM ONE: 11'10 x 8'4.**

Rear aspect PVC double-glazed window, coving, radiator. 2 built-in double wardrobes with overhead lockers

#### **BEDROOM TWO: 11'10 x 8'7.**

aspect PVC double-glazed window, coving, radiator, staircase bulkhead.

#### **RE-FITTED SHOWER ROOM:**

Side aspect PVC double-glazed window, coving, wall mounted large chrome heated towel radiator, slate finish ceramic tiled floor double shower enclosure and glass screen, contemporary large wash hand basin with fitted drawer beneath, dual flush close coupled WC, white gloss cabinet, mirror and shelf

### Outside:

**FRONT GARDEN: Refer to photograph.**

**REAR GARDEN: Refer to photographs.**

#### **TIMBER SHED: 11'6 x 7'6 (internal)**

A high specification shed with lined walls, RCD protected light & power (fed from an extension lead), side door and window.

#### **PARKING:**

Driveway directly to the side of the property.

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Front



Entrance Porch



Living Room



Living Room



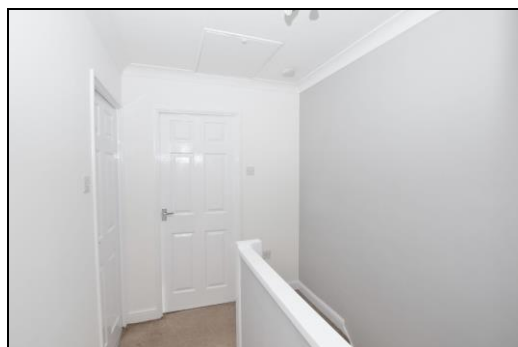
Kitchen



Kitchen



Kitchen



Landing

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Rear Garden



Seating area



Rear Elevation

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### **Material Property Information**

Council Tax Band **B** / Amount  
**£1850.74 PA**

Rental Asking Price **£1300**

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 **One**

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 ..... Yes / No

Planning permission – Does the  
property have any outstanding  
planning applications .... **No**

Accessibility/adaptations - Does the  
property have any disabled access  
provisions .... **No**

### **AVAILABLE:**

Date: **Immediately**

### **RENT:**

**£1300** per calendar month.

### **RENTAL DEPOSIT**

**£1500** (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**

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](mailto: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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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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## MISREPRESENTATION ACT 1967

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.