

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**22 Fontwell, Kingsmere, Bicester,
Oxfordshire. OX26 1BP**

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

22 Fontwell, Kingsmere, Bicester, Oxfordshire. OX26 1BP



Exceptionally Spacious Detached Three Bedroom Coach House which has a sense of space and scale of a large property.

TO LET

£ 1700.00 PCM

- ❖ Walking Distance of Bicester Village, Station & Town
- ❖ 9Ft x 6Ft Entrance Hall, Cloakroom
- ❖ 19½ Ft x 17Ft narrowing to 11'10 Lounge-Diner
- ❖ 10Ft x 12ft narrowing to 8½Ft Kitchen
- ❖ Main Bathroom
- ❖ En-Suite with a full-size shower
- ❖ Two very large bedrooms
- ❖ Garden, Parking for two cars, No garage

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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

Key Facts For Buyers:

EPC: Rating C (82).
Council Tax Band: B (approx £1,663).

Ground (Entrance) Floor:

OPEN SLOPING PORCH:

Outside gas and electricity meter boxes, part glazed security front door to:-

ENTRANCE HALL: 9'0 x 6'4.

Plain plaster ceiling, vinyl flooring, radiator, RCD/MCB electricity consumer unit, telephone point.

CLOAKROOM: 6'4 x 4'1.

Front aspect PVC window, plain plaster ceiling, extractor fan, polished floor tiles, dual flush close coupled wc, wash hand basin.

BEDROOM THREE/STUDY: 12'11 x 9'8.

Rear aspect PVC window, plain plaster ceiling, radiator, door to:-

REAR HALLWAY:

Part glazed security door to the garden, plain plaster ceiling, radiator, under-stairs cupboard.

Main (First) Floor:

HALLWAY:

Rear aspect PVC window, plain plaster ceiling, loft hatch, airing cupboard.

KITCHEN: 12'2 x 10'1.

Front aspect PVC window, plain plaster ceiling, 'Amtico' floor tiles, 'Ideal Logic ES35' wall mounted boiler. Range of base and wall units with roll-edge laminate work tops and laminate up-stands, integrated 'Electrolux' washer/dryer, integrated 'Electrolux'

dishwasher, 1½ bowl stainless steel sink, stainless steel & glass fan oven-grill, stainless steel 4-ring gas hob.

LOUNGE-DINER: 19'7 x 17'0 narrowing to 11'10.

Front aspect and two rear aspect PVC windows, plain plaster ceiling, radiator, telephone point, TV point.

BATHROOM: 7'4 x 6'4.

Front aspect PVC window, plain plaster ceiling, extractor fan, 'Amtico' flooring, radiator, bath with mixer tap and shower attachment plus tiled surrounds, pedestal wash hand basin, dual flush close coupled wc.

BEDROOM ONE: 16'2 to the angle then 11'2 after x 8'8 widening to 9'6. (refer to the floor plan on the back page)

Twin rear aspect PVC windows, plain plaster ceiling, two radiators.

EN-SUITE SHOWER ROOM: 7'5 x 7'3.

Rear aspect PVC window, plain plaster ceiling, extractor fan, 'Amtico' flooring, radiator, 1200mm x 760mm shower enclosure with thermostatic shower and sliding head support, dual flush close coupled wc, pedestal wash hand basin.

BEDROOM TWO: 11'10 narrowing to 9'6 x 10'0 to the angle and 6'4 after plus door recess. (refer to the floor plan on back page)

Front aspect PVC window, plain plaster ceiling, radiator, double telephone socket.

Outside:

GARDEN:

South facing, tap, electrical socket, gate.

PARKING: (refer to Land Registry Plan)

Two block paved spaces.

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



Entrance Hall



Entrance Hall



Ground Floor Bedroom Three



Cloakroom



Landing



Kitchen



Kitchen



Kitchen

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



Lounge Diner



Lounge Diner



Bedroom One



Bedroom One



Bedroom Two



Bathroom



Rear garden



Parking Space

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

Material Property Information

Council Tax Band **B** / Amount **£1850**

Rental Asking Price **£1700**

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 House**

Parking..... **Allocated**

No of Parking Spaces**2**

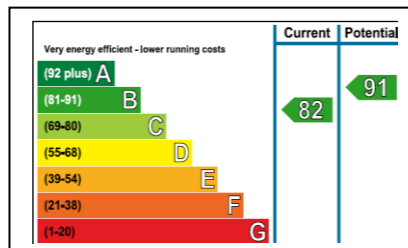
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC Yes /No

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**



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

AVAILABLE:

Date 1st August 2024

RENT:

£1700.00 per calendar month.

LENGTH OF TENANCY: Months

RENTAL DEPOSIT

£1961.54 (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.

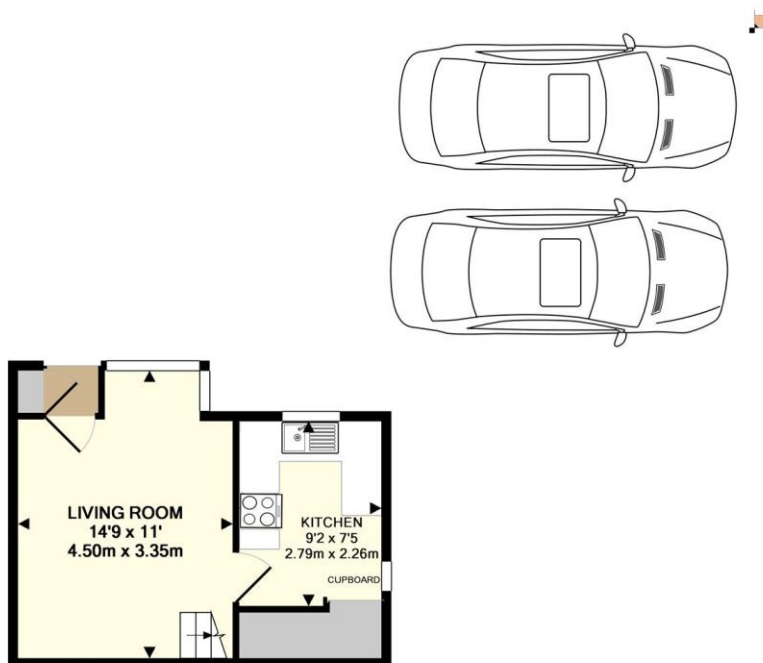
BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

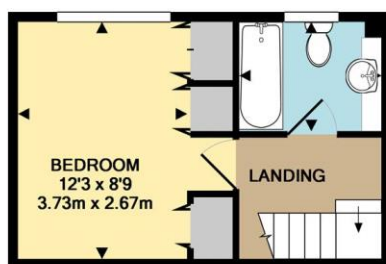
Web: www.bartonfleming.co.uk
E-mail: lettings@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616



GROUND FLOOR



1ST FLOOR

41 MOOR POND CLOSE, BICESTER, OXFORDSHIRE. OX26 6GA

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.
Made with Metropix ©2015