

# **BARTON FLEMING LETTINGS Ltd.**

— INDEPENDENT LETTING AGENTS —

## **To Let**



**6 St Giles Close  
Wendlebury OX25 2PZ**

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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

**6 St Giles Close Wendlebury, Oxon. OX25 2PZ**



**4 Bedroom Detached Family House with double garage and workshop located in the village of Wendlebury**

**TO LET**

**£ 1850 PCM**

- ❖ Entrance Porch and Entrance Hall
- ❖ Living Room with fireplace
- ❖ Dining Room
- ❖ Kitchen and Side Porch
- ❖ Landing with Airing Cupboard
- ❖ 4 Double Bedrooms
- ❖ Family Bathroom with Shower Over Bath
- ❖ Oil Fired Central Heating and Double Glazing
- ❖ Driveway Parking for Several Vehicles to Front
- ❖ Outside Store Room
- ❖ Enclosed Rear Garden and Large Patio

**VIEWING  
APPOINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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### **ENTRANCE PORCH: 4'1 x 5'2**

Opaque uPVC double glazed door and panel to front aspect uPVC double glazed window to side aspect Opaque uPVC double glazed door and side panel to:

### **ENTRANCE HALL: 12'10 x 6'1**

Built-in under stairs storage cupboard, radiator.

### **CLOAKROOM/WC:**

Glazed panel to side porch, Low level WC Wash hand basin.

### **LIVING ROOM: 21'11 x 13'2**

uPVC double glazed window to front aspect, uPVC double glazed sliding patio doors to rear aspect, stone fireplace and hearth with wooden mantel, two radiators, TV point opaque glazed door and panels to entrance hall laminate wood floor:

### **DINING ROOM: 14'10 x 7'11**

uPVC double glazed window to front aspect, opaque glazed panel to side porch, radiator.

### **KITCHEN: 8'9 x 16'0**

uPVC double glazed window to rear aspect, glazed panel door to side porch, fitted with a range aof base and eye level units with light Oak and beach coloured door and drawer fronts and roll top work surfaces, electric hob and built-in eye level double oven, single drainer stainless steel sink unit with mixer tap, built-in storage cupboard, built-in boiler cupboard house oil fired central heating boiler

### **SIDE PORCH: 4'5 x 3'4**

Opaque uPVC double glazed door and side panel to side access path, opaque glazed panel to dining room and glazed panel to Cloakroom.

### **LANDING: 15' x 6'1**

uPVC double glazed window to front aspect, built-in airing cupboard, access to loft.

### **BATHROOM: 6'8 x 8'3**

Opaque uPVC double glazed window to rear aspect, radiator, Panel bath with 'Triton' shower over, close couple WC, work surface with inset vanity wash hand basin with cupboards beneath and fitted mirror and light.

### **BEDROOM ONE: 9'7 x 13'4**

uPVC double glazed window to front aspect, radiator, built-in double wardrobe, telephone point.

### **BEDROOM TWO: 9'8 x 11'0**

uPVC double glazed window to rear aspect, radiator, built-in double wardrobe.

### **BEDROOM THREE: 11'11, 8'1**

uPVC double glazed window to front aspect, radiator

### **BEDROOM FOUR: 9'10 x 8'3**

uPVC double glazed window to rear aspect, radiator

### **FRONT GARDEN: refer to photograph**

### **REAR GARDEN: refer to photograph**

Side gate.

### **OUTSIDE STORE ROOM: 6'2 x 17'2**

uPVC double glazed door to side aspect

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Front



Front Door



Entrance Porch



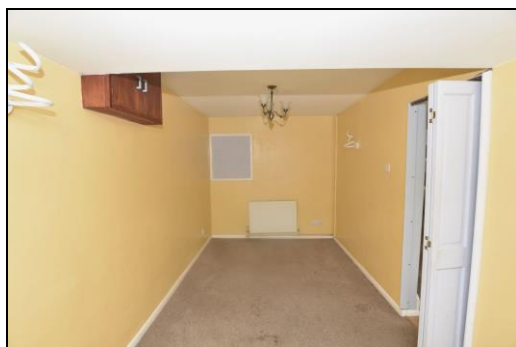
Entrance Hall



Living Room



Living Room



Dining Room



Dining Room

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Kitchen



Kitchen



Landing



Landing



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2

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Bedroom 3



Bedroom 3



Bedroom 4



Bedroom 4



Bathroom



Rear Garden



Rear Garden



Rear Elevation

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### **Material Property Information**

Council Tax Band **F**

Rental Asking Price **£1850. PCM**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **No**  
**No gas in Village**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Oil**

Broadband ..... Copper to Cabinet

Parking.....  
**Driveway**

No of Parking Spaces **2**

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**

### **Street, Area & Town Maps.**

The Red circle in the centre of each map marks the exact location of the property.

**AVAILABLE:**  
**Immediately**

### **COUNCIL TAX BAND**

**F**  
**RENT:**  
**£1850** per calendar month.

**Rental Deposit:**  
**£2134.62** (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

### **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**

**Required Tenancy Start date**

**Length of tenancy required**

**We will then put your offer to rent the property forward to the landlord.**

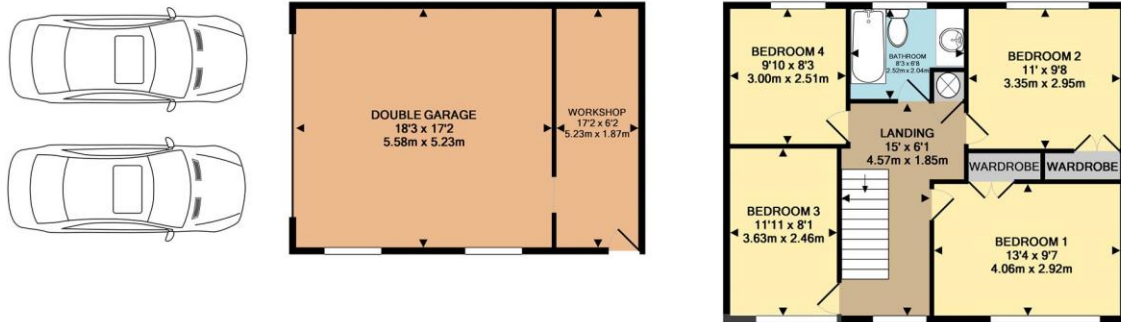
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1ST FLOOR



GROUND 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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## 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.