

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**24A Bernwood Road
Bicester
OX26 6RS**

**EXCLUSIONS:
No Cats Or Dogs
No Smokers**

BARTON FLEMING LETTINGS Ltd.

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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

24A Bernwood Road, Bicester, Oxon OX26 6RS



One Bedroom Bungalow with Living Room, Kitchen-Breakfast Room, Bathroom, Rear Courtyard Garden and Parking.

TO LET

£ 1150.00 PCM

- ❖ Entrance Hall
- ❖ Living Room
- ❖ Rear Lobby
- ❖ Kitchen Breakfast Room
- ❖ Bathroom
- ❖ Bedroom
- ❖ Rear Courtyard Garden
- ❖ Off Road Parking Space
- ❖ Walking Distance to Town Centre
- ❖ Walking Distance to Both Train Stations

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

Outside gas and electric meter boxes, outside courtesy light, part glazed PVC front door to:

ENTRANCE HALL:

Coving, access to loft space, radiator, airing cupboard, digital thermostat.

LIVING ROOM: 13'11 x 11'9

Side aspect PVC window, rear aspect PVC sliding patio door, coving, radiator, fireplace, TV and telephone points.

REAR LOBBY:

Rear aspect half glazed PVC door coving, parquet flooring, radiator.

KITCHEN BREAKFAST ROOM: 11'0 x 8'8

Front aspect PVC window, coving, vinyl flooring, wall mounted "Ideal Logic+ Combi 24" boiler. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for undercounter fridge, space for undercounter freezer, breakfast bar, stainless steel sink, space for slot in cooker, tiled splashback, stainless steel and glass extractor hood.

BATHROOM: 7'9 x 7'0

Rear aspect PVC window, coving, extractor fan, ceramic tiled floor, radiator, shower bath with mixer tap shower attachment, sliding head support, screen, wash hand basin and cupboard under, dual flush close coupled WC.

BEDROOM: 11'10 x 9'8

Side aspect PVC window, coving, radiator, telephone point.

Outside:

COURTYARD GARDEN: refer to photograph

PARKING:

Parking for one car.
Refer to photograph.

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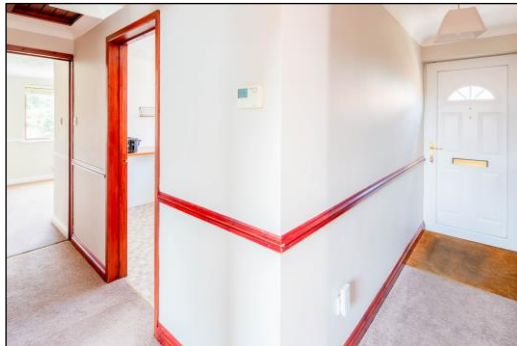
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Front



Front



Entrance Hall



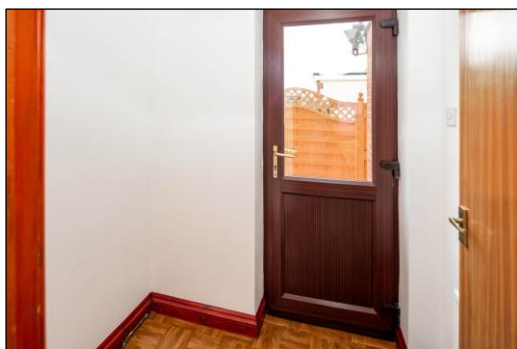
Living Room



Living Room



Living Room



Rear Porch/Lobby



Kitchen Breakfast Room

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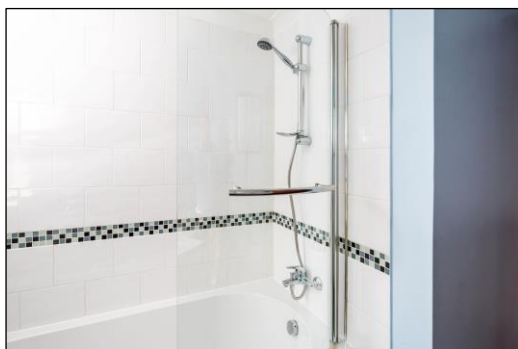
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Kitchen Breakfast Room



Kitchen Breakfast Room



Bathroom



Bathroom



Bedroom



Bedroom



Rear garden



Rear garden

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Material Property Information

Council Tax BandC

Rental Asking Price **£1150 PCM**

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 **1**

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 18th March 2025

RENT:

£1150.00 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£1326.92 (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 **A**

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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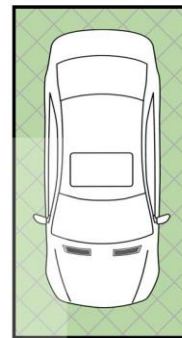
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24A BERNWOOD ROAD, BICESTER, OXON. OX26 6RS
TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 SQ.M.)

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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