

BARTON FLEMING LETTINGS Ltd.

— • INDEPENDENT LETTING AGENTS • —

To Let



**4 Epsom Way
Bicester
Oxon
OX26 1BN**

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

4 Epsom Way, Bicester, Oxon OX26 1BM



A 4 bedroom semi-detached family home with Carport and garage converted to a Home Office

TO LET

£ 1950.00 PCM

- ❖ Canopy Porch and Entrance Hall
- ❖ Cloakroom and Cloaks Cupboard
- ❖ Living Room and Dining Room
- ❖ Kitchen with White goods
- ❖ Bedroom 1 with En suite shower/WC
- ❖ Double bedroom 2 and 2 single bedrooms
- ❖ Family Bathroom/WC
- ❖ Enclosed Rear Garden with Garage Converted to Office
- ❖ Carport and driveway Parking

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

Black uPVC Opaque double glazed front door.

ENTRANCE HALL: 9'4 x 6'3

uPVC Opaque double glazed front door painted white on inside, radiator, laminate wood floor, telephone point, centrak heating thermostat, built in cloaks cupboard.

CLOAKROOM/WC: 5'9 X 2'11

Opaque uPVC double glazed window to side aspect, extractor fan, radiator, close coupled WC, pedestal wash hand basin, laminate wood floor.

LIVING ROOM: 13'2 x 9'9

uPVC double glazed window to front aspect, radiator, laminate wood floor, 'Open Reach' full fibre point, TV point, Telephone point open doorway to:

DINING ROOM: 8'7 x 10'2

uPVC double glazed double doors to rear garden, radiator, High Gloss ceramic tiled floor, open plan to:

KITCHEN 12'4 x 9'7

uPVC double glazed window to rear aspect, Fitted with a range of base and eye level units with white gloss door and drawer fronts and chrome drawer and door handles, mirror fleck granite style work surfaces with matching upstands and splash back to rear of gas hob, inset stainless steel 1 and ½ bowl sink with built-in drainer on work top, 4 burner gas hob, built-in 'Electrolux electric oven

'Indesit' washing machine, 'Indesit' dishwasher, 'Hi Sense' Fridge Freezer with water dispenser, eye level unit housing I 'Ideal Logic gas central heating boiler, Wood block effect breakfast bar, high gloss ceramic tiled floor.

First Floor

LANDING: 5'7 x 6'2 plus 2'11 x 5'1

Access to loft, built-in storage cupboard.

BEDROOM ONE: 12'0 max x 9'11

uPVC double glazed window to front aspect, radiator

EN SUITE: 4'10 x 9'7

Opaque uPVC double glazed window to front aspect, radiator, extractor fan, 2 inset spot lights, pedestal wash hand basin, Close Couple WC, shower enclosure with brown slate style tiles and white grouting, built-in mains fed shower with flexible hose to chrome shower head, white marble ceramic tiled floor

BEDROOM TWO: 17'4 x 9'8 plus recess 2'11 x 2'6

uPVC double glazed windows to front and rear aspect, 2 x radiators.

BEDROOM THREE: 9'9 x 10'3 maximum (L Shaped)

uPVC double glazed window to rear aspect, radiator.

BEDROOM FOUR: 6'3 x 9'5

uPVC double glazed window to rear aspect, radiator.

BATHROOM: 7'0 x 6'4

Extractor fan, chrome towel radiator, close coupled WC, pedestal wash hand basin, with marble effect vinyl boarding splash back with chrome edging, panelled bath with mains fed chrome shower over with rain head shower head and further flexible hose to hand held shower head, glass shower screen, marble tiled floor

Outside

CAR PORT & DRIVEWAY

GARAGE CONVERTED TO OFFICE: 18'7 x 9'1

Courtesy Door to side, Power and light

GARDENS

Refer to photograph.

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Entrance



Entrance Hall



Cloakroom/WC and Cloaks Cupboard



Living Room



Living Room



Dining Room



Kitchen



Kitchen

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Landing



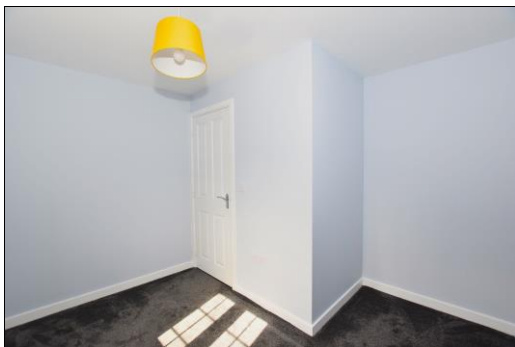
Bedroom One



En Suite



Bedroom 2



Bedroom Three



Bedroom 4



Rear patio and Office



Car Port

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Material Property Information

Council Tax Band **D** / Amount **£2492.54 Per Year**

Rental Asking Price **£1950.00**

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..... **Driveway /Carport**

No of Parking Spaces**2**

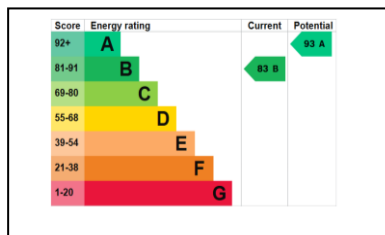
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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**



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AVAILABLE:

Date Immediately

RENT:

£1950 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£2250.00 (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 **D**

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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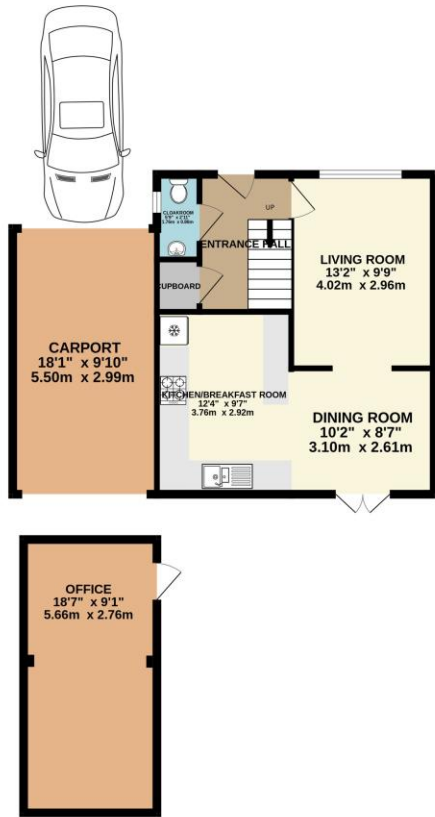
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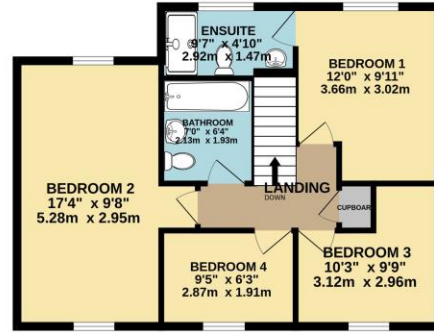
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

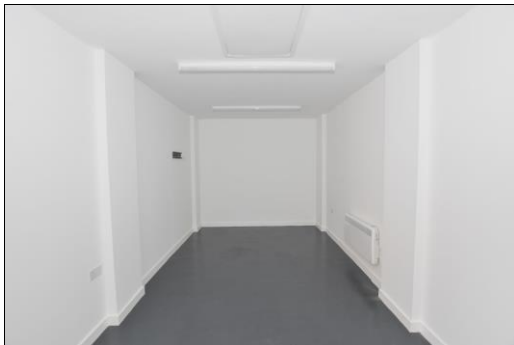


1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 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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Office



Office