

# **BARTON FLEMING LETTINGS Ltd.**

— • INDEPENDENT LETTING AGENTS • —

## **To Let**



**9 LARKSPUR SQUARE, BICESTER, OXON OX26 3WL**

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

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

### 9 LARKSPUR SQUARE, BICESTER, OXON OX26 3WL



**A three bedroom semi-detached house with living room, dining room, kitchen and utility and downstairs WC**

**TO LET**

**£ 1700.00 PCM**

- ❖ RE-DECORATED THROUGHOUT WITH NEW FLOOR COVERING
- ❖ ENTRANCE HALL
- ❖ OPEN PLAN LIVING ROOM AND DINING ROOM
- ❖ KITCHEN AND UTILITY ROOM
- ❖ CLOAKROOM/WC AND INTEGRAL BIKE STORE
- ❖ LANDING
- ❖ MASTER BEDROOM AND EN SUITE SHOWER ROOM
- ❖ DOUBLE BEDROOM 2 AND SINGLE BEDROOM 3
- ❖ FAMILY BATHROOM WITH SHOWER OVER BATH
- ❖ ENCLOSED REAR GARDEN AND FRONT PARKING FOR 2 CARS
- ❖

VIEWING AP-  
POINTMENT:

DAY:

TIME:

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### Ground Floor:

#### **ENTRANCE HALL: 5'1 x 3'2**

uPVC Opaque double glazed front door, ceramic tiled floor, radiator, textured ceiling, laminate wood floor, consumer unit with trip switches, 2 coat racks, fitted shelf.

#### **LIVING ROOM: 14'6 x 9'10**

uPVC double glazed box bay window to front aspect, radiator, central heating thermostat, textured ceiling, TV point, Sky leads, telephone point, built-in understairs storage cupboard, laminate wood floor, open archway to;

#### **DINING ROOM: 8'2 x 7'5**

uPVC double glazed bay window to rear aspect, radiator, textured ceiling, laminate wood floor, open plan to;

#### **KITCHEN 14'5 x 7'10 max ('L' shaped room)**

uPVC double glazed window to rear aspect, uPVC double glazed French door to rear aspect, uPVC opaque double glazed window to rear aspect, textured ceiling, 2 x 3-way spotlight fittings, fitted with a range of base and eye level units with white paneled door and drawer fronts, roll top laminate work surfaces, single drainer 1.5 bowl sink unit with mixer tap, ceramic hob double width stainless steel extractor hood, built in Baumatic stainless steel and glass front Oven and Grill, wall mounted 'Baxi' gas central heating boiler, access to loft, ceramic tiled floor, Archway to;

#### **UTILITY ROOM 8'6 X 5'2 (7'11 MAX INTO AL-COVE)**

Plain plastered ceiling, 3-way spot light Fitting, fitted with a range of base and eye level units with white paneled door fronts, rolltop laminate work surfaces, space and plumbing for washing machine and condenser dryer, ceramic tile floor, courtesy door to bike store.

#### **CLOAKROOM/WC**

Plain plastered ceiling, extractor fan, close couple WC, wash hand basin ceramic tiled floor

### First Floor

#### **LANDING: 5'4 x 6'2**

Access to loft, Smoke alarm, built-in airing cupboard with hot water cylinder and immersion heater.

#### **BEDROOM ONE: 10'9 x 9'10**

uPVC double glazed window to front aspect, radiator, telephone point and TV point, passageway lined with wardrobes with sliding mirror doors to;

#### **EN SUITE SHOWER: 4'4 X 5'4**

uPVC opaque double glazed window to front aspect, textured ceiling, access to loft, 3 x inset spot light fittings, extractor fan, radiator, pedestal wash hand basin, close couple WC, built-in shower cubicle with folding glass doors, 'Creda' shower with flexible hose to chrome head and parking on adjustable height pole, wood effect vinyl floor covering.

#### **BEDROOM TWO: 9'6 x 7'11**

uPVC double glazed window to rear aspect, radiator, textured ceiling

#### **BEDROOM THREE: 9'8 x 6'6**

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

#### **BATHROOM: 6'2 x 6'2**

Opaque uPVC double glazed window to rear aspect, extractor fan, textured ceiling, wall mounted medicine cabinet close coupled WC, pedestal wash hand basin, twin grip panel bath with chrome mains fed 'Triton shower mixer gold coloured flexible hose to chrome shower head parking on adjustable height pole, wood effect vinyl floor covering

### Outside

#### **INTEGRAL BIKE STORE:**

Courtesy Door to utility room, Metal up and over door to front power and light.

#### **REAR GARDEN AND PATIO**

Refer to photograph.

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Front



Living Room



Living Room



Dining Room



Dining Room



Kitchen



Kitchen



Utility Room

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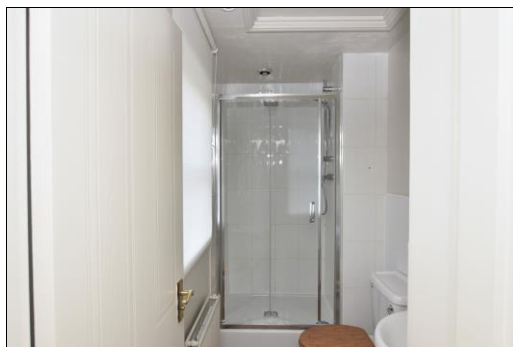
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Bedroom One



En Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear garden

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### **Material Property Information**

Council Tax Band **C**

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..... **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**

### **LOCAL AMENITIES**

Bure Park has an array of shops comprising an award winning Chippery, a Chinese Take-Away, a Hairdresser's, a Pharmacy and a Co-op which has a hole-in-the-wall cash machine

There is also a Family Pub, Doctor's Surgery, Busy Bee's Nursery and a network of footpaths and cycle-ways run inter-connecting through the heart of the estate. These in turn connect into the Conservation Area through the middle of the estate along the River Bure. Please note that Poppylands lies well above risk from flooding.

There is a junior school of good repute the Key Stage 2 results can be found on our website [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### **AVAILABLE:**

**Date IMMEDIATELY**

### **RENT:**

**£1700.00** per calendar month.

### **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 **c**

### **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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