

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**79 Avocet Way  
Bicester  
Oxon  
OX26 6YN**

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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

**79 Avocet Way, Bicester, Oxon OX26 6YN**



**A furnished two bedroom terraced house with 2 tandem parking spaces situated in the langford Village area of Bicester**

**TO LET**

**£ 1400.00 PCM**

- ❖ **Furnished**
- ❖ **Entrance Hall**
- ❖ **Kitchen with washing machine and cooker**
- ❖ **Living room with table and chairs and sofa**
- ❖ **Landing and family bathroom**
- ❖ **Bedroom 1 with Double bed, tables and drawers**
- ❖ **Bedroom 2 with day bed and shelving**
- ❖ **Enclosed rear garden with gravel and patio**
- ❖ **Allocated tandem parking for 2 cars in car park to rear**

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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### Ground Floor:

#### **ENTRANCE HALL: 4'9 x 3'11**

uPVC Opaque double glazed front door, textured ceiling, radiator, ceramic tiled floor

#### **LIVING ROOM: 16'7 x 11'9 max 8'10 min**

uPVC double glazed window to front aspect, 2 x radiators, textured ceiling, telephone point, cable to satelight dish, door to kitchen

##### **Furnishings**

Small table and 2 chairs

Corner sofa,

Modular shelving unit,

Small corner shelving unit

Fitted shelves to walls

#### **KITCHEN 11'9 x 7'11**

uPVC double glazed window to rear aspect, uPVC double glazed door to rear aspect, radiator, wall mounted 'Worcester' gas central heating boiler, Base and eye level units with white panelled door and drawer fronts, tiled splash backs, pine coloured roll top laminate works surfaces, single drainere stainless steel sink unit with mixer tap, 'Bosch' Washing Machine, 'Indesit freestanding cooker with ceramic hobs and electric oven, pine coloured laminate wood floor

##### **Furnishings**

New Ironing Board

MDF shelving unit

### First Floor

#### **LANDING: 2'11 x 5'9**

Access to loft

#### **BEDROOM ONE: 13'7 max 11'9 min x 8'10**

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

##### **Furnishings**

Mahogany Double bed with mattress and cover

2 x Dark wood bedside tables

Large white chest of drawers.

#### **BEDROOM TWO: 10'8 x 6'10**

uPVC double glazed window to rear aspect, radiator, built in airing cupboard and wardrobe

##### **Furnishings**

White panel double day bed with drawers beneath.

White shelving unit

#### **BATHROOM: 7'10 x 4'8**

Opaque uPVC double glazed window to rear aspect, textured ceiling, part tiled walls, PVC panel bath with mixer tap,

Thermostatic electric shower over bath with flexible hose to chrome shower head, parking and adjustable height pole, shower curtain, close coupled WC, wash hand basin with cabinet beneath, chrome towel radiator-ceramic tiled floor

### Outside

#### **PARKING:**

2 allocated tandem spaces in car park to rear accessed through archway.

#### **GARDENS**

Refer to photograph.

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Front



Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Landing



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Shower Detail



Rear Garden



Rear Elevation



Parking

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## 241616

### Material Property Information

Council Tax Band **C** Amount **£2215.79 PA**

Rental Asking Price **£1400**

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 Parking Car Park**

No of Parking Spaces ..... **2 in Tandem**

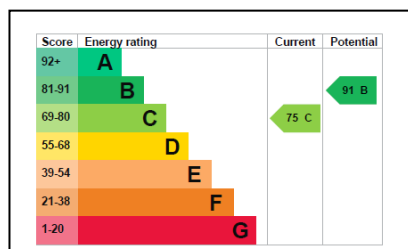
Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... **No**

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:**

**£1400** per calendar month.

**LENGTH OF TENANCY: 12 Months**

### **RENTAL DEPOSIT**

**£1615.38** (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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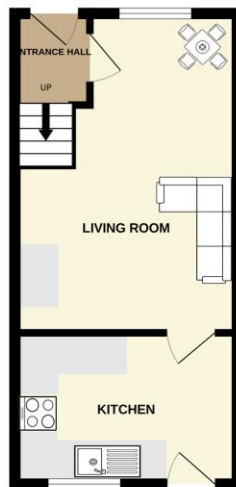
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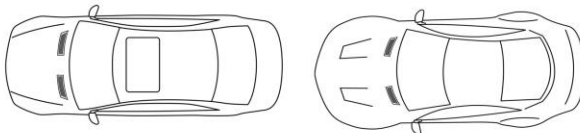
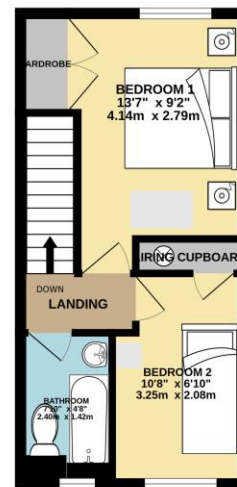
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GROUND FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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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