

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



37 Heather Road, Southwold, Bicester, Oxon. OX26 3YU

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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

37 Heather Road, Southwold, Bicester, Oxon. OX26 3YU



**Fully Re-fitted Two Bedroom Mid-Terrace
In good clean & tidy order throughout**

TO LET

£ 1250.00 PCM

- ❖ Sloping Porch
- ❖ Entrance Hall
- ❖ Re-fitted Kitchen
- ❖ Living Room with PVC French doors to the garden
- ❖ Landing, Two double Bedrooms
- ❖ Re-fitted Bathroom
- ❖ Off-Road Parking for two cars
- ❖ 'Worcester' Boiler
- ❖ Replaced PVC Double Glazing
- ❖ Local amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

SLOPING PORCH:

PIR outside light, outside gas and electricity meter boxes, part glazed PVC front door to:

ENTRANCE HALL:

Radiator, laminate flooring, telephone point, thermostat.

RE-FITTED KITCHEN: 9'9 x 7'7(max)

Front aspect PVBC double-glazed window, down lighting, ceramic tiled floor, replaced 'Worcester' boiler encased with then end wall unit. Range of base and wall units with roll-edge laminate work tops and tiled surrounds, stainless steel sink, space for washer, stainless steel & glass oven, stainless steel 4-ring gas hob, stainless steel extractor hood, 606+mm space for tall fridge freezer.

LIVING-DINING ROOM: 14'2 x 11'10.

Rear aspect PVC double-glazed French doors to the garden, radiator, TV point.

First Floor:

LANDING:

Access to the loft.

RE-FITTED BATHROOM:

Plain plaster ceiling, polished porcelain floor tiles, chrome heated towel rail, bath with mixer tap and mains driven thermostatic shower with rain head and sliding head support, pedestal wash hand basin, dual flush close coupled wc.

BEDROOM ONE: 8'10 x 11'10.

Rear aspect PVC double-glazed window, radiator, TV point.

BEDROOM TWO: 8'6 x 11'10.

Front aspect PVC double-glazed window, radiator, bulkhead cupboard.

Outside:

FRONT GARDEN: refer to photo.

REAR GARDEN: refer to photos

Rear gate, shed.

PARKING: refer to land registry plan.

For two cars in tandem.

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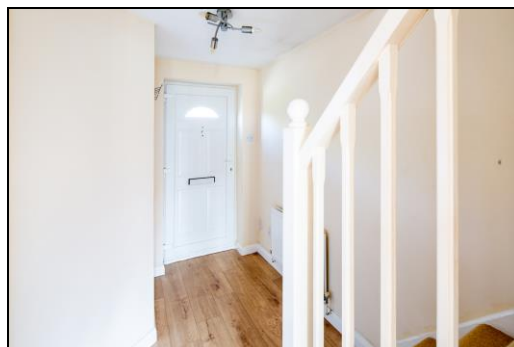
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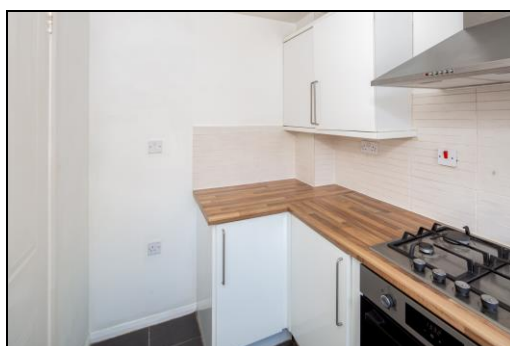
Front



Entrance Hallway



Re-Fitted Kitchen



Re-fitted Kitchen



Hob



Living Room



Living Room



Living Room

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Landing



Bathroom



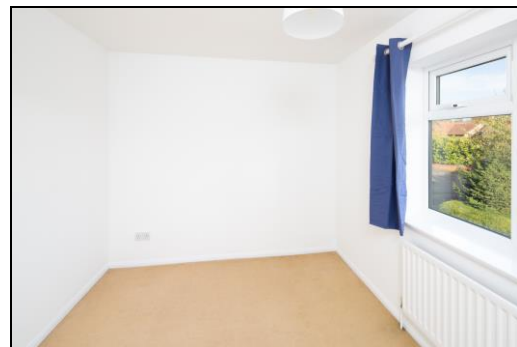
Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden

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Material Property Information

Council Tax Band **B** / Amount **£1938.64 per year**

Rental Asking Price **£1250**

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**

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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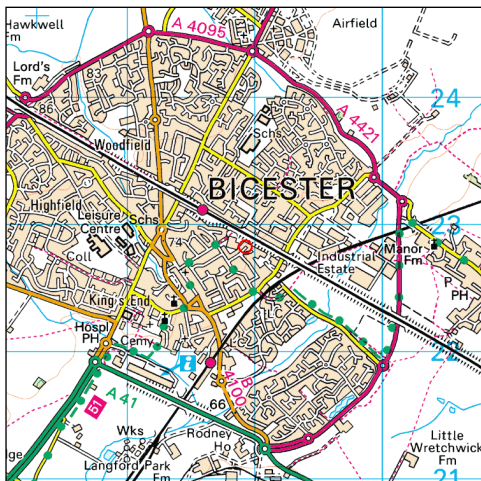
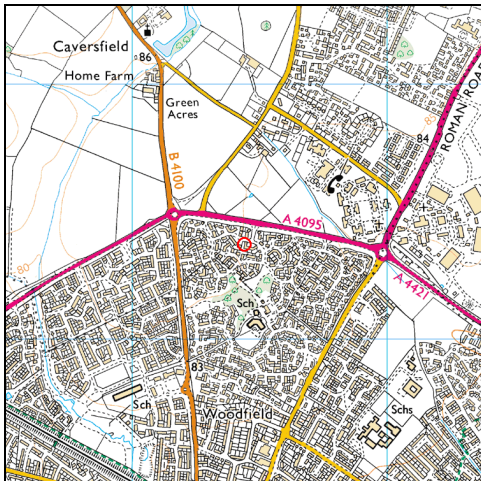
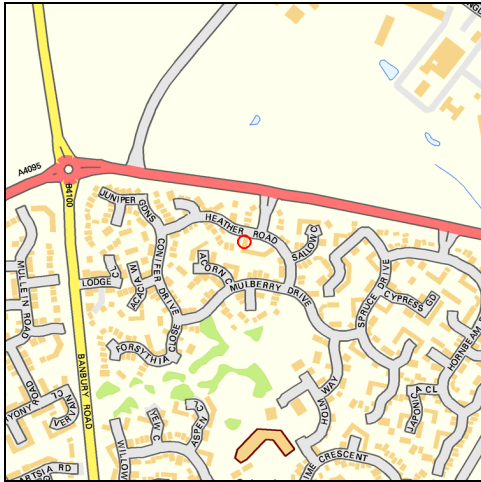
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To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all 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

Confirmation that you have no pets

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

AVAILABLE:

Date 26th September 2025

LENGTH OF TENANCY

12 MONTHS

RENT:

£1250 per calendar month.

RENTAL DEPOSIT:

£1442.31 (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 **B**

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		89	(92-100) A		90
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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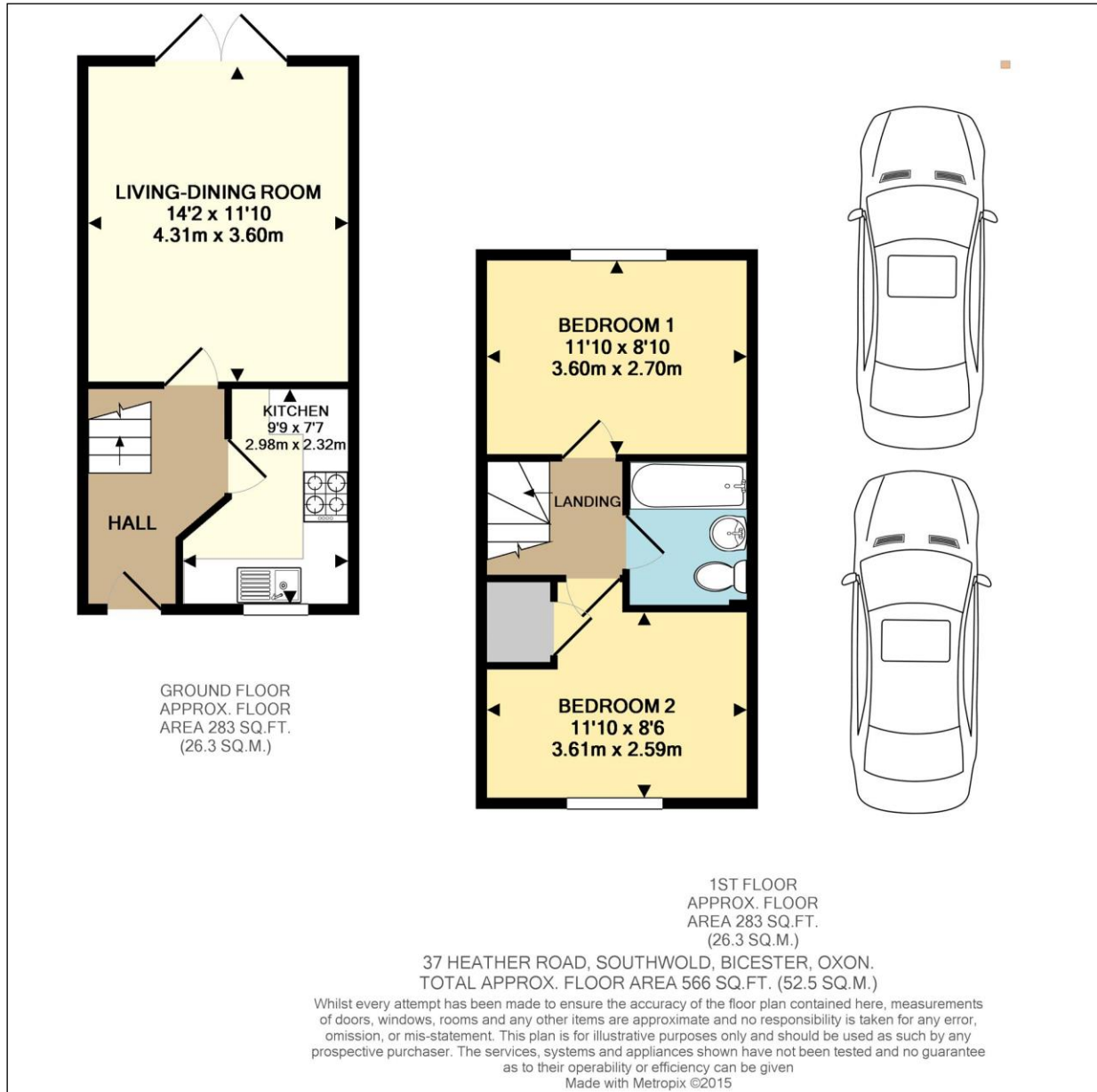
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MISREPRESENTATION ACT 1967

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.