

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**63 AUSTIN WAY,
AMBROSDEN,
BICESTER,
OXON
OX25 2DA**

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

63 AUSTIN WAY, AMBROSDEN, BICESTER. OX25 2DA



A four bedroom detached family house with Air Source Heat Pump Heating and Mechanical Ventilation Heat Recovery System

TO LET

£ 2400.00 PCM

- ❖ Entrance Hall
- ❖ Living Room Open plan to Large Kitchen Diner
- ❖ Cloakroom/WC
- ❖ Study/ Family Room
- ❖ Galleried Landing
- ❖ Bedroom 1 with En suite Shower Room
- ❖ Bedroom 2 with En Suite Shower Room
- ❖ Double Bedrooms 3 and 4
- ❖ Family Bathroom
- ❖ Driveway to Garage and enclosed rear garden
- ❖ 10 Yr Structural Warranty

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 14'3 x 6'1

Opaque glazed panel front door, built in cupboard with consumer unit, built-in under stairs storage cupboard, laminate wood floor

LIVING ROOM: 15'1 x 13'8

uPVC double glazed window to front aspect, with opaque panel below, uPVC double glazed window to side aspect, under floor heating, laminate wood floor open plan to;

LARGE KITCHEN DINER: 15'1 x 20'2 max

uPVC double glazed tri folding doors to rear garden, inset spot lights, fitted with a range of base and eye level units with dark grey door and drawer fronts and square edge laminate work surfaces, 4 ring induction hob with built-in down draft extractor fan, single drainer 1½ bowl sink unit, Bosche eye level oven and grill, integrated fridge and freezer, integrated dishwasher, separated bin waste unit, integrated Beko washing machine, laminate wood floor.

CLOAKROOM/WC: 3'10 X 5'4

Extractor fan, inset spot lights, wash hand basin with mixer tap, inset close couple WC, towel Radiator, laminate wood flooring

STUDY/ FAMILY ROOM: 9'3 X 10'9

uPVC double glazed window to rear aspect, built-in cupboard housing Mechanical ventilation and heat recovery system.

First Floor

GALLERIED LANDING: 10'10 x 13'4

Radiator, air vent, Built-in storage cupboard, built-in airing cupboard with hot water cylinder and pumps

BEDROOM ONE: 16'4 to robes x 12'5

uPVC double glazed window to rear aspect
uPVC double glazed window to side aspect with opaque panel below, radiator, built-in wardrobes with sliding mirror doors

EN SUITE: 6'8 x 6'7

Opaque PVC double glazed window to rear aspect, towel radiator, fully tiled walls, inset close coupled wc, wash hand basin with mixer tap, large shower enclosure with glass doors, rain head shower and further hand held shower head, laminate wood floor

BEDROOM TWO: 17'4 x 10'9

uPVC double glazed window to rear aspect, radiator

EN SUITE: 7'6 x 4'5

Extractor fan, inset spot lights, towel radiator inset close coupled wc, vanity wash hand basin with mixer tap and cupboards beneath, large shower enclosure with glass doors rain head shower and further hand held shower head, laminate wood floor

'L' SHAPED BEDROOM THREE: 12'4 x 10'9 max

uPVC double glazed window to front aspect, radiator

BEDROOM FOUR: 11'11 x 10'2

uPVC double glazed window to front aspect with opaque panel below, uPVC double glazed window to side aspect with opaque panel below, radiator.

'L' SHAPED BATHROOM: 5'10 x 8'9 max

Opaque uPVC double glazed window to front aspect, towel radiator, fully tiled walls, shaver point, inset close coupled wc, vanity wash hand basin with mixer tap and cupboards beneath, panel bath with mixer tap and shower attachment, laminate wood floor.

Outside

Block paved driveway to;

GARAGE: 16'2 x 8'6

Remote control up and over door, power and light and uPVC double glazed door to side aspect.

ENCLOSED REAR GARDEN LAID TO LAWN WITH GATED SIDE ACCESS.

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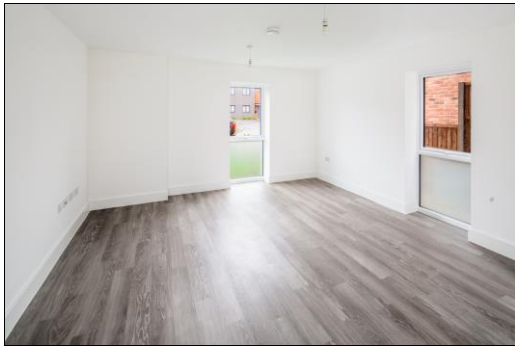
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Front



Entrance Hall



Living Room



Kitchen



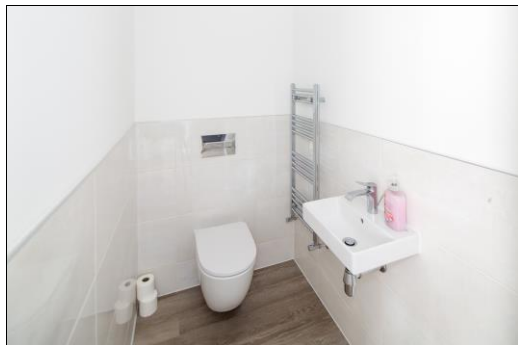
Kitchen Dining Area



Kitchen Dining Area



Study/Family Room



Cloakroom/WC

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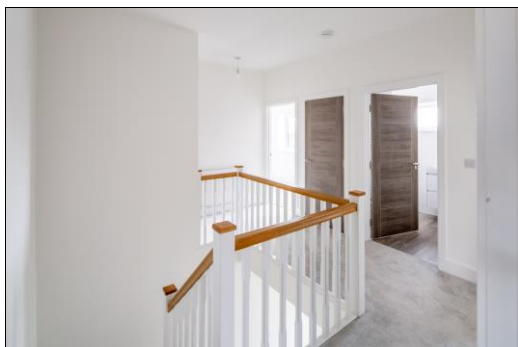
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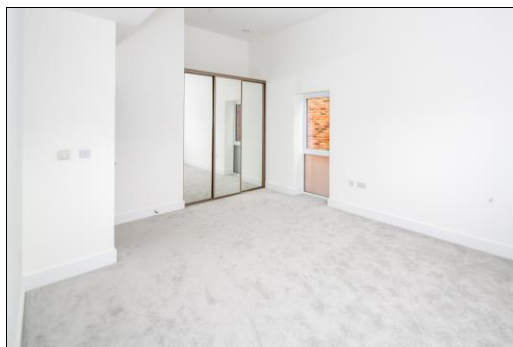
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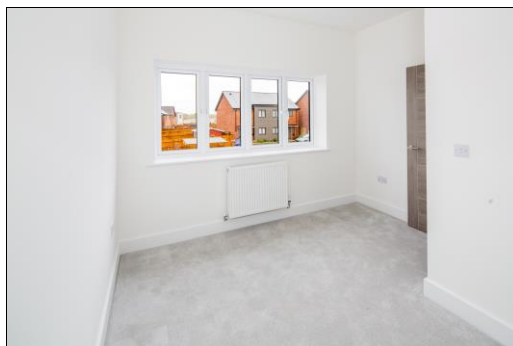
Galleried Landing



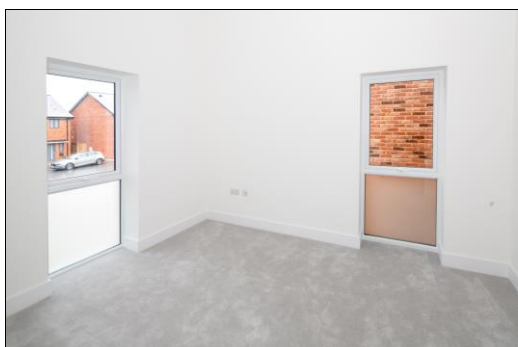
Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear patio and garden



Rear Elevation

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Material Property Information

Council Tax Band ...To Be Confirmed

Rental Asking Price £2400.00 PCM

TenureFreehold

Property construction Standard

Mains Electricity supply Yes

Mains Gas Supply No (if no please specify) Air Source Heat Pump

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Air Source Heat Pump

BroadbandFibre to House

Parking..... Driveway to Garage

No of Parking Spaces 2

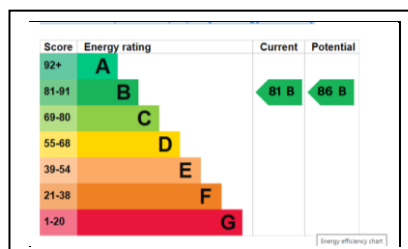
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC No

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 Yes



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AVAILABLE:

Date 1st November 2025

RENT:

£2,400.00 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£2769.23 (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 **To Be Advised by Council.**

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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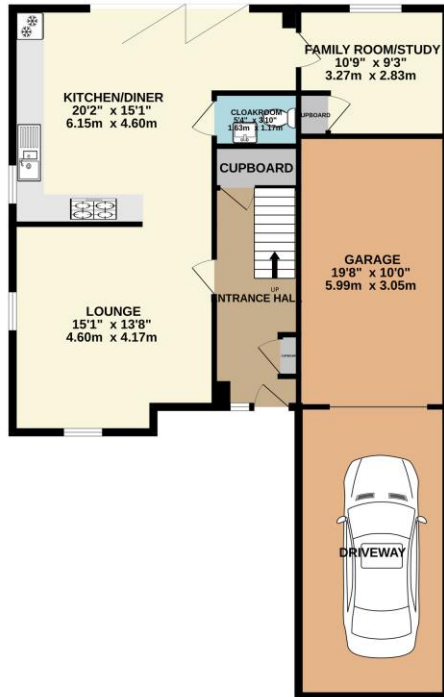
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GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.8 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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