

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



68 Avocet Way, Bicester. OX26 6YP

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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

68 Avocet Way, Bicester, Oxfordshire. OX26 6YP



A two bedroom mid terrace house situated in the Langford village area of Bicester

TO LET

£ 1250 PCM

- ❖ Entrance Hall
- ❖ Fitted Kitchen with Fridge and Freezer
- ❖ Living Room with laminate wood flooring
- ❖ Bedroom 1 with built in wardrobes
- ❖ Single Bedroom 2
- ❖ Bathroom with shower over bath
- ❖ Gas to radiator heating
- ❖ Enclosed Rear Gardens
- ❖ Off street Parking for 2 cars in tandem

**VIEWING
APPOINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL:

uPVC Double glazed front door, ceramic tiled floor, radiator, panel door to Living Room, Archway to:

KITCHEN: 7'10 x 7'10.

uPVC double glazed window to front aspect, fitted with a range of base and eye level units with pine coloured door and drawer fronts and white work surfaces, single drainer 1½ bowl sink unit with mixer tap, electric freestanding cooker with 4 ring hob and double oven, freestanding under counter fridge and freezer, wall mounted gas combination boiler, whirlpool washing machine, ceramic tiled floor.

LIVING ROOM: 16'8 x 11'9.

Double glazed sliding patio doors to rear gardens, 2 radiators, laminate wood flooring, TV point, Sky cables, BT telephone point, stairs.

First Floor:

LANDING:

Loft hatch.

BEDROOM 1: 12'0 x 8'7.

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

BEDROOM 2: 10'6 x 6'9

uPVC double glazed window to front aspect, radiator, built in wardrobe, BT telephone point.

BATHROOM: 7'8 x 4'8

uPVC double glazed window to front aspect, twin grip panel bath with 'Triton' shower over, close coupled WC, pedestal wash hand basin, radiator, shaver/light point, towel rail.

Outside:

REAR GARDEN:

Laid with slabs and flower and shrub borders, timber garden shed, gated rear access, water butt.

FRONT GARDEN:

Mainly laid to lawn with slab path to front door, external gas and electric meter boxes.

TWO PARKING SPACES:

Tandem parking for two cars located around the corner from the front of the property with path leading to rear garden gate.

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Front



Hall



Kitchen



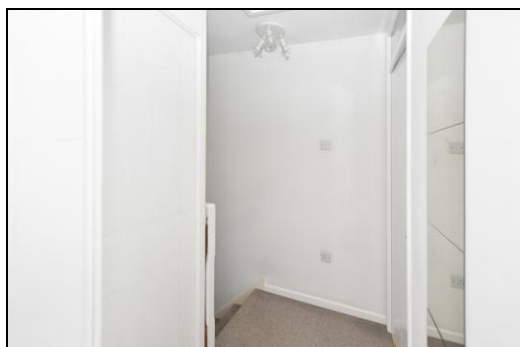
Kitchen



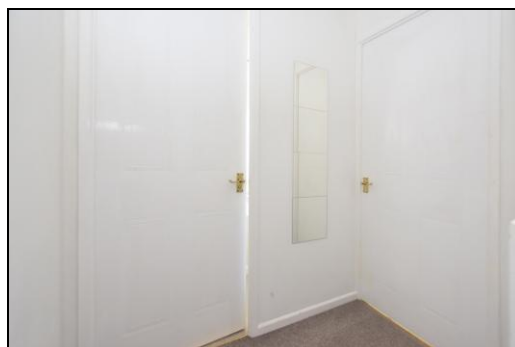
Living Room



Living Room



Landing



Landing

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Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom



Rear Patio Garden



Rear elevation



Parking

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Material Property Information

Council Tax Band **C** / Amount **£222**

Rental Asking Price **£1250**

TenureFreehold or leasehold

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**Two**

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**

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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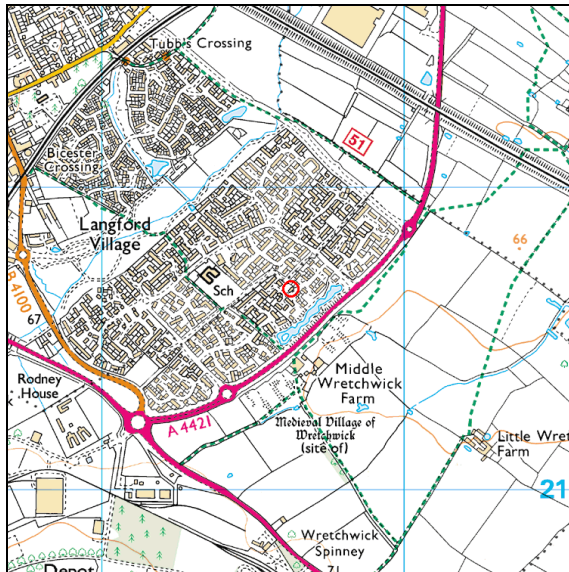
Tel: Bicester (01869)

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Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



AVAILABLE:

IMMEDIATELY

RENT:

£ 1250 per calendar month.

RENTAL DEPOSIT

£1442.31 (Equal to five weeks rent.)

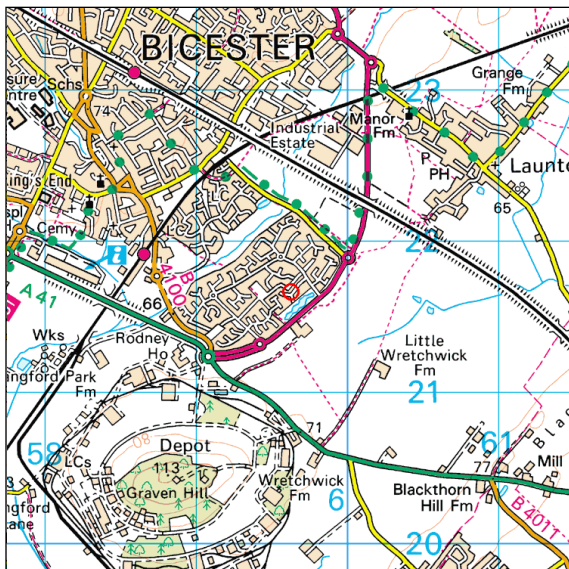
Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND:

According to

<http://cti.voa.gov.uk>

The council tax band is **C**



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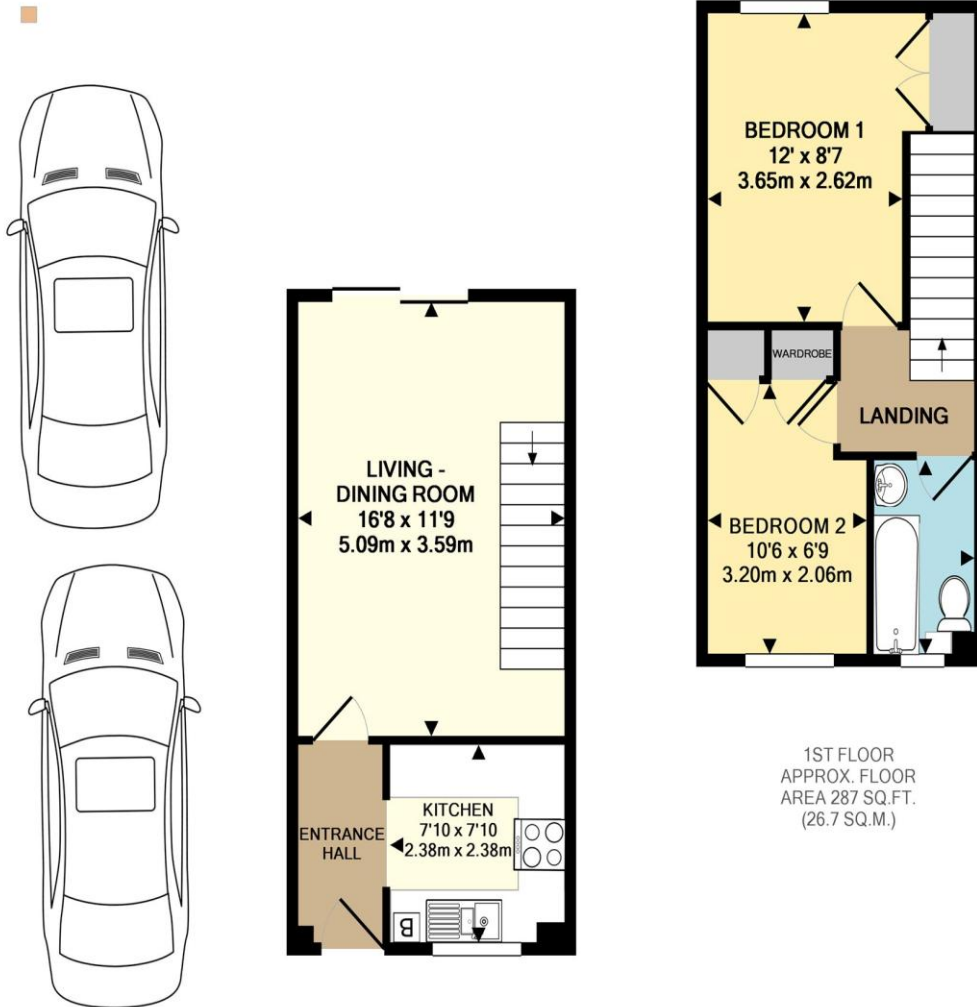
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GROUND FLOOR
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

68 AVOCET WAY, LANGFORD VILLAGE, BICESTER. OX26 6NP
TOTAL APPROX. FLOOR AREA 575 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.