

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**86 Moor Pond Close  
Bicester  
Oxon  
OX26 6GB**

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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

### 86 Moor Pond Close, Bicester, Oxon OX26 6GB



**A one bedroom cluster House situated close to Bicester Town Centre with digital electric radiators and under floor heating**

**TO LET**

**£ 1000.00 PCM**

- ❖ Close to Town Centre
- ❖ Allocated Parking Space with Bike Rack
- ❖ Entrance Porch
- ❖ Living Room
- ❖ Fitted Kitchen with white Goods
- ❖ Pantry Cupboard
- ❖ Bedroom with 2 wardrobes built in
- ❖ Bathroom/WC with shower over double ended bath
- ❖ Digital electric radiators and under floor heating in Bathroom

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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### Ground Floor:

#### **ENTRANCE PORCH: 2'5 x 5'1**

uPVC Opaque double glazed leaded light panel front door, opaque uPVC double glazed leaded light window to front aspect, Opaque uPVC double glazed leaded light panel to side aspect, plain plastered ceiling with inset spot lights central heating thermostat, laminate wood floor

#### **LIVING ROOM: 14'1 ( into bay) x 11'2**

uPVC double glazed window to front aspect, digital electric panel radiator, TV point, 'Open Reach 'double telephone point;

#### **KITCHEN 9'0 x 7'4**

uPVC double glazed window to front aspect, Plain plastered ceiling with 4 way light fitting, white gloss base and eye level units with stainless steel handles, butchers block style roll top laminate work surface, ceramic sink and drainer with chrome mixer tap, 'Hotpoint' ceramic hob and 'Zanussi' Electric oven, 'Hotpoint Dishwasher (washing machine to be installed, integrated fridge and freezer, electric digital panel radiator, walk-in pantry cupboard, laminate wood floor

### First Floor

#### **LANDING: 6'2 x 7'3**

Thermostat for bathroom under floor heating

#### **BEDROOM ONE: 12'3 x 8'10 ( 11'0 into Wardrobes)**

uPVC double glazed leaded light window to front digital electric panel radiator and radiator cover, access to loft, 2 built in wardrobes with folding doors and built in airing cupboard with hot water cylinder.

#### **BATHROOM: 6'0 x 6'5**

Opaque uPVC double glazed window to front aspect, plain plastered ceiling, laminate wood floor with under floor heating, close couple WC, pedestal wash hand basin with mixer tap, panel double ended bath with central mixer tap and Triton shower over chrome shower head, parking on adjustable pole

### Outside

#### **PARKING:**

Block paved parking space to the left of the property.

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Front



Entrance Porch



Living Room



Living Room



Living Room Bay Window



Fitted Kitchen



Fitted Kitchen



Pantry Cupboard

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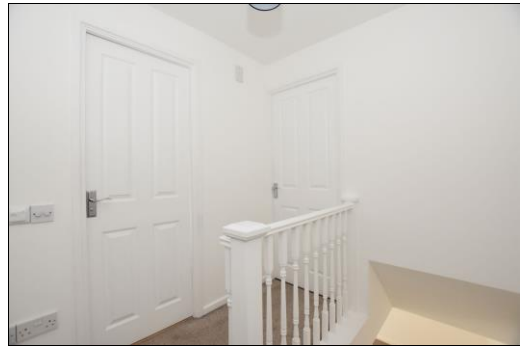
Sink



Oven



Landing



Landing



Bedroom



Bedroom



Bathroom/WC



Bathroom/WC

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### Material Property Information

Council Tax Band **B**

Rental Asking Price **£1000.00 PCM**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **No**      **No Gas in Property**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type .....**Electric Digital Panel radiators and under floor heating in Bathroom**

Broadband ..... **Fibre to Cabinet and Copper to House**

Parking..... **Allocated**

No of Parking Spaces **1**

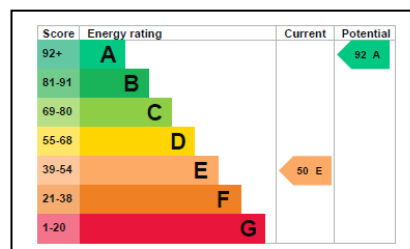
Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC ..... **No**

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**



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## **AVAILABLE:**

**Date Available: Imediatley**

## **RENT:**

**£1000.00** per calendar month.

**LENGTH OF TENANCY: 12 Months**

## **RENTAL DEPOSIT**

**£1153.85** (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**

## **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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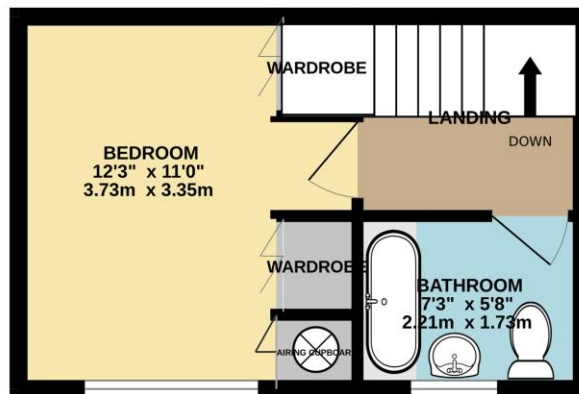
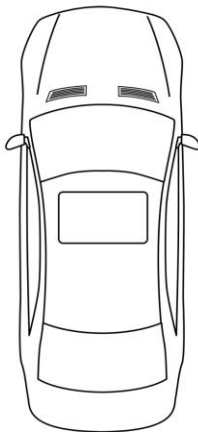
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GROUND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.

1 BEDROOM CLUSTER HOUSE

TOTAL FLOOR AREA : 477 sq.ft. (44.4 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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