

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



10 Dunlin Court, Bicester, Oxfordshire. OX26 6WQ

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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

10 Dunlin Court, Bicester, Oxfordshire. OX26 6WQ



Larger Two Bedroom Semi-Detached House with Family-cum-Dining Area, Living Area, Refitted Kitchen, Cloakroom, Refitted Bathroom, Rear Garden and Driveway Parking for One Car

TO LET

£ 1550.00 PCM

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Refitted Open Plan Kitchen
- ❖ Open Plan Dining-cum-Family Area
- ❖ Open Plan Lounge Area converted from garage
- ❖ Landing, two Bedrooms
- ❖ Refitted Bathroom
- ❖ Rear Garden
- ❖ Driveway Parking for One Car

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

STORM PORCH:

Part glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, Oak flooring, staircase.

CLOAKROOM:

Front aspect PVC window, plain plaster ceiling, radiator, Oak flooring, close coupled WC, corner wash hand basin.

KITCHEN: 12'6 x 7'1

Front aspect PVC window, plain plaster ceiling, RCD fuse board, Oak flooring. Range of base and eye level units, square edge laminate worksurfaces, laminate upstands, space for automatic washing machine, stainless steel "Franke" sink, integrated bin, integrated slimline dishwasher, stainless steel and glass fan oven/grill, 4-ring ceramic hob, stainless steel slide out extractor hood, 500mm drawers, tall unit, space for upright fridge freezer.

LIVING/FAMILY/DINING:

Dining/Family Area: 15'11 x 13'8

Rear aspect window, rear aspect French doors, plain plaster ceiling, downlighting, Oak flooring, radiator, understairs cupboard, Hive central heating control.

Living Area: 16'0 x 8'6

Rear aspect window, plain plaster ceiling, downlighting, Oak flooring, radiator.

First Floor:

LANDING:

Access to loft space.

BATHROOM:

Side aspect PVC window, plain plaster ceiling, airing cupboard, vinyl flooring, heated towel rail, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, pedestal wash hand basin, light and shaver socket, dual flush close coupled WC.

BEDROOM ONE: 13'8 x 9'8

Twin rear aspect PVC windows, plain plaster ceiling, two radiators, built-in 2-door wardrobe.

BEDROOM TWO: 13'8 x 8'4

Twin front aspect PVC windows, plain plaster ceiling, two radiators, built-in 2-door wardrobe.

Outside:

FRONT GARDEN: refer to photographs

Block paved driveway.

REAR GARDEN: refer to photographs



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Front Entrance



Entrance Hall



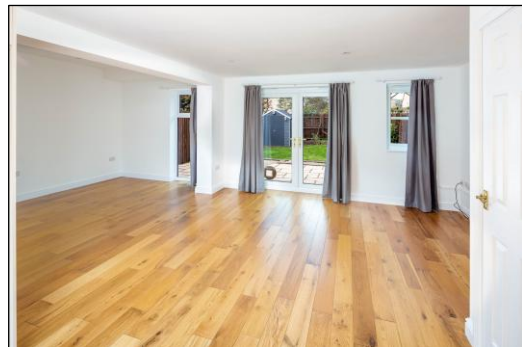
Cloakroom/WC



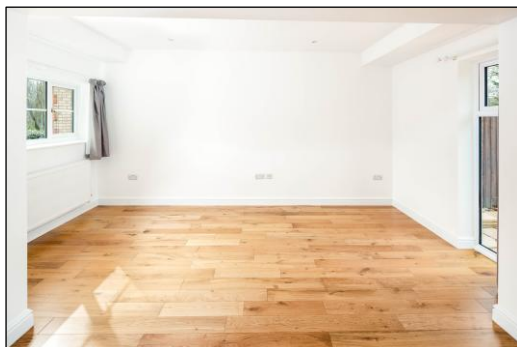
Kitchen



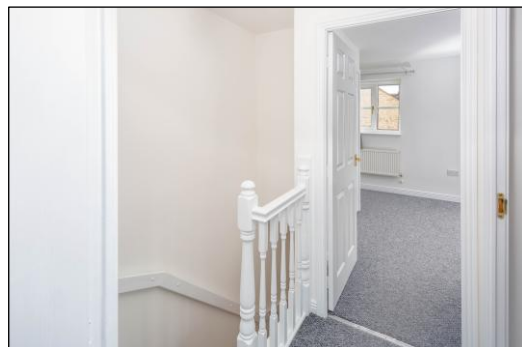
Family Dining Area



Living Room



Living Room to Dining area



Landing

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Bedroom One



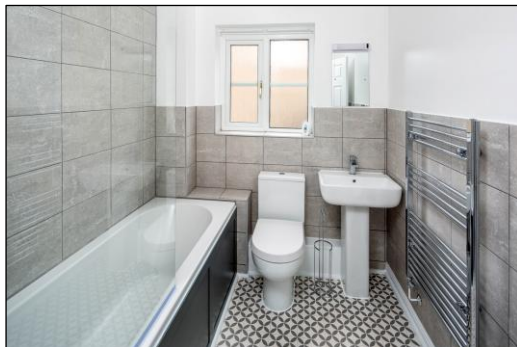
Bedroom One



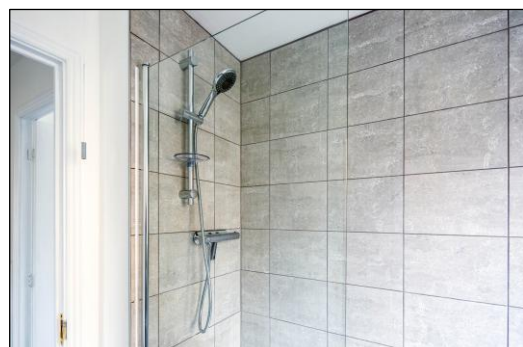
Bedroom Two



Bedroom Two



Bathroom



Shower Detail



Rear patio and garden



Rear Elevation

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Material Property Information

Council Tax Band C / Amount £2,322.63 P.A

Rental Asking Price £ 1,550pcm

TenureFreehold

Property construction Standard

Mains Electricity supply Yes

Mains Gas Supply Yes

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Gas

BroadbandFibre to House

Parking..... Driveway and Garage

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 12th November 2026

RENT:

£1550.00 per calendar month.

RENTAL DEPOSIT

£1788.46 (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

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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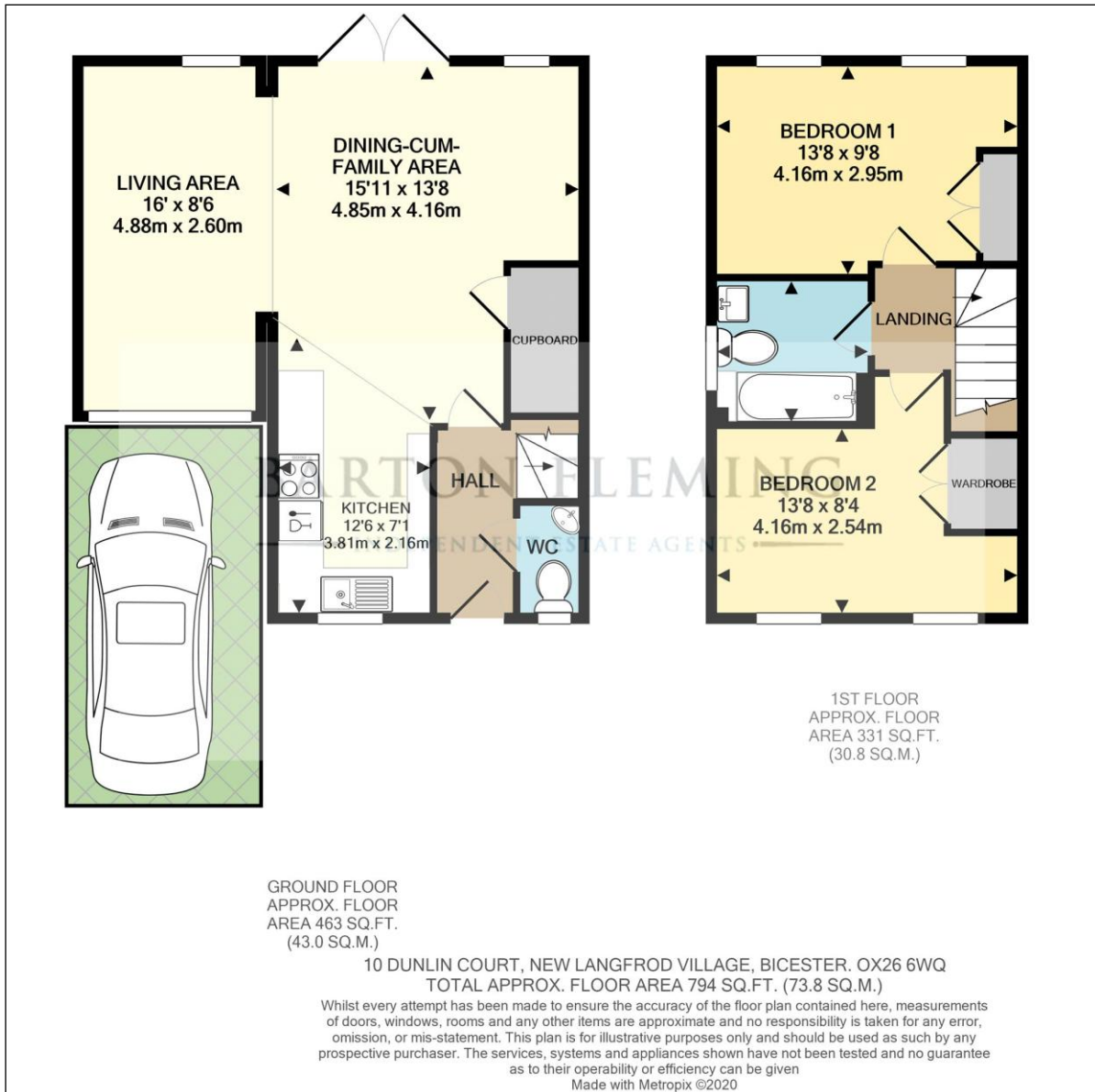
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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming lettings ltd nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.