

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**114 SPRUCE DRIVE  
BICESTER  
OXON  
OX26 3YN**

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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

**114 Spruce Drive, Bicester OXON OX26 3YN**



**A refurbished 2 bedroom terrace house with parking for 2 cars**

**TO LET**

**£ 1450.00 PCM**

**Refurbished Breakfast Kitchen Open Plan to:  
Living Room with Patio Doors to Garden  
Covered Patio  
Landing  
Bedroom One  
Bedroom Two with built in cupboard  
Family Bathroom  
Enclosed Rear Garden  
2 Allocated tandem spaces in Car Park**

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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### Ground Floor:

#### **ENTRANCE**

uPVC Opaque double glazed front door,

#### **KITCHEN 10'2 x 11'10.**

uPVC double glazed window to front aspect, radiator, telephone point fitted with a range of base and eye level units with white door and drawer fronts, roll top laminate work surfaces, single drainer sink unit with mixer tap, Beko free standing electric cooker hob and extractor, space for Fridge, space and plumbing for washing machine, space for freezer under stairs, tiled splash backs, , laminate wood flooring, Laminate breakfast Bar with 3 bar stools open plan to:

#### **LIVING ROOM: 13'9 x 11'10**

uPVC double glazed sliding patio doors to rear aspect,, radiator, TV point, laminate wood floor.

coupled WC, pedestal wash hand basin, laminate wood floor.

### Outside

#### **COVERED REAR PATIO: 9'11 X 11'6**

PVC roof and uPVC side panels, Paved slab patio

#### **PARKING:**

2 Allocated tandem spaces in Car Park through archway.

#### **GARDENS**

Refer to photograph

### First Floor

#### **LANDING: 4'7 x 5'11**

Access to loft, central heating thermostat and timers

#### **BEDROOM ONE: 8'9 x 11'10**

uPVC double glazed window to rear aspect, radiator.

#### **BEDROOM TWO: ('L' Shaped)**

**8'6 x 11'10 Maximum ,**

**5'8 x 8'7 Minimum**

uPVC double glazed window to front aspect, radiator, Built-in storage Cupboard

#### **BATHROOM: 6'3 x 5'7**

Extractor fan, radiator, panel bath with mixer tap and shower attachment, close



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Front



Entrance



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Living Room

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Landing



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Covered Patio



Rear garden

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### Material Property Information

Council Tax Band **B**/ Amount **£1938.64 P.A**

Rental Asking Price **£1450 PCM**

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 Cabinet and Copper to House**

Parking..... **Allocated**

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 .... **No**

### 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.

### AVAILABLE:

**Now**

### RENT:

**£1450** per calendar month.

### RENTAL DEPOSIT:

**£1673.08** (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**

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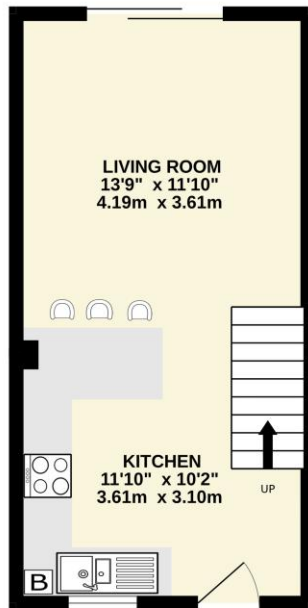
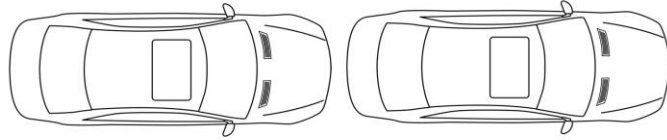
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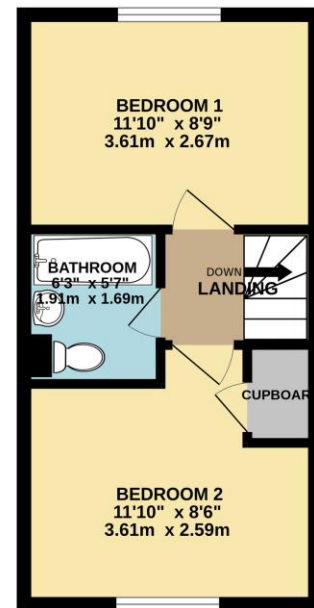
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GROUND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.

TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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## 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.

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