BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



56 Mallards Way, Bicester, Oxon OX26 6WT

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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

56 Mallards Way, Bicester, Oxon OX26 6WT



A two double bedroom terrace house with downstairs cloakroom, enclosed rear gardens garage and parking

TO LET **£ 1450.00 PCM**

- **Entrance Hall**
- **Cloakroom/WC**
- **Kitchen**
- **Living room with double doors to rear garden**
- **Landing**
- **2 double bedrooms both with built in wardrobes**
- **Bathroom with shower over bath**
- **Enclosed rear garden with access to garage block**
- **Single Garage with power and light and allocated parking**

VIEWING AP-POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 8'0 x 3'5
uPVC Opaque double glazed front door, textured ceiling, radiator, consumer unit with rcd and mcb rip switches, wood flooring door to kitchen, door to living room and door to;

CLOAKROOM/WC: 4'1 x 2'10
PVC opaque double glazed window to front aspect, textured ceiling, radiator, close
couple WC, corner wash hand basin

KITCHEN 8'5 x 6'10
PVC double glazed window to front aspect, textured ceiling, base and eye level kitchen cabinets with pine wood paneled door and drawer fronts with vertical stainless steel handles, 'Hotpoint' stainless steel carbon filter hood, green marble effect roll top
laminate work surfaces, 'Hotpoint' stainless steel gas hob, 'Hotpoint' glass fronted
electric oven, single drainer 1 ½ bowl stainless steel sink unit with mixer tap, wall mounted 'Vaillant' gas central heating
boiler, plumbing for washing machine and space for Fridge Freezer, wood flooring

LIVING ROOM: 16'0 x 13'6 maximum
uPVC double glazed double doors to rear garden, double uPVC double glazed window to rear aspect, textured ceiling, radiator, built-in under stairs cupboard.

First Floor

LANDING: 6'3 x 4'2
Access to loft , textured ceiling

BEDROOM ONE: 9'6 x 13'7 maximum
2 x uPVC double glazed windows to rear
aspect, 2 x radiators textured ceiling, built-in double wardrobes.

BEDROOM TWO: 11'2 x 13'7maximum
2 x uPVC double glazed windows to front aspect, 2 x radiators, built-in double
wardrobes,.

BATHROOM: 6'3 x 7'5
Textured ceiling, extractor fan, radiator, pedestal wash hand basin, close couple WC, Panel bath mains fed shower over bath with chrome flexible hose to a chrome shower head, parking on adjustable head height pole.

Outside

GARAGE IN A BLOCK: 16'7 x 8'5
(Middle Garage of 3) Metal up and over door to front power and light. And allocated parking space in front of garage

REAR GARDEN
Refer to photograph

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Front



Entrance Hall



Kitchen



Kitchen



Cloakroom



Living Room



Living Room



Bathroom

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Bedroom One


Bedroom One


Bedroom Two


Bedroom Two


Bathroom


Garden


Rear Elevation


Garage and Parking

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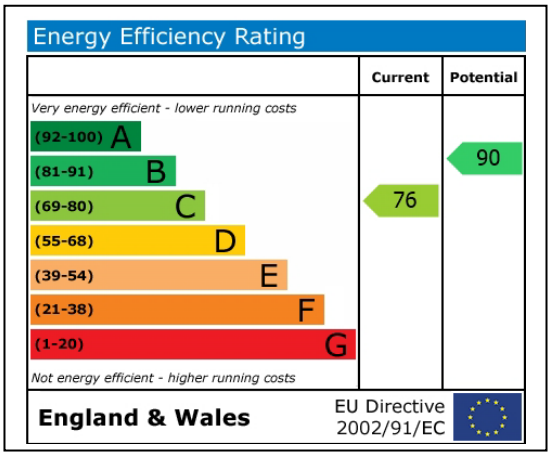
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Material Property Information

Council Tax Band **C / Amount £ 2,322.63**
Rental Asking Price **£ 1450.00**
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 House**
Parking…….. **Driveway**
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**



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AVAILABLE:

Date 11th DECEMBER 2026

RENT:

£1450.00 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 **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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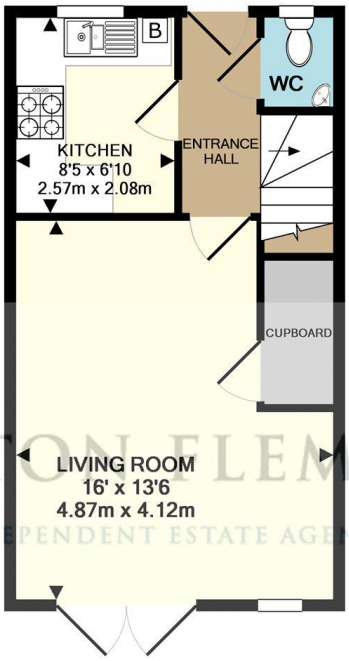
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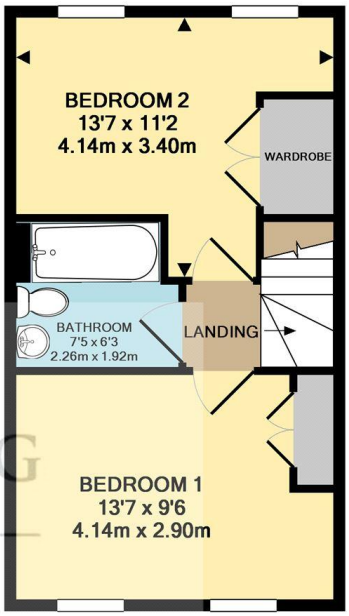
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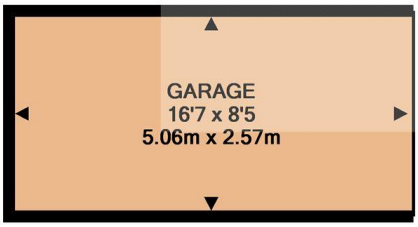
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1ST FLOOR



GROUND FLOOR

BARTON FLEMING
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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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