

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**16 Windmill Avenue
Bicester
Oxon
OX26 3DX**

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

16 Windmill Avenue, Bicester, Oxon OX26 3DX



A five bedroom detached family house with integral double garage

TO LET

£ 2500.00 PCM

- ❖ Entrance Hall and Cloakroom/WC
- ❖ Living room
- ❖ Dining Room
- ❖ Large Breakfast Kitchen and Utility Room
- ❖ Conservatory with glass roof
- ❖ Landing and family bathroom
- ❖ Bedroom One with En Suite Shower Room
- ❖ 4 Further Bedrooms
- ❖ Enclosed Rear Garden and Integral double garage

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 15'5 x 4'6 narrowing to 3'5
Glazed panel front door, radiator, built-in under stairs cupboard, ceramic tiled floor

CLOAKROOM/WC : 4'4 x 3'7
Opaque uPVC double glazed window to front aspect, fully tiled walls, close couple WC, pedestal wash hand basin, towel radiator, ceramic tiled floor

LIVING ROOM: 19'1 x 11'2 narrowing to 10'2
uPVC double glazed window to front aspect, 2 x radiators, TV point and telephone point

DINING ROOM: 10'2 x 11'2
uPVC double glazed window to side aspect, radiator

'L' SHAPED BREAKFAST KITCHEN 21'1 max 18'10 minimum x 7'2

Plus 9'9 x 11'7
uPVC double glazed window to rear aspect, uPVC double glazed double doors to rear aspect, uPVC double glazed double doors to conservatory, built-in storage cupboard
fitted with a range of base and eye level units with granite work surfaces and enamel, single drainer 1.5 bowl sink unit with mixer tap, automatic dishwasher, fitted under counter fridge, 6 burner 'Cannon' range cooker with 3 ovens and plate warmer, built in extractor hood, ceramic tiled floor

CONSERVATORY: 10'0 x 12'2
uPVC double glazed panels to roof, side and rear aspects, uPVC double glazed double doors to rear aspect, ceramic tiled floor.

UTILITY ROOM: 7'9 x 8'10
uPVC double glazed window to side aspect, radiator, base unit Granite style roll top laminate worktop, 1 ½ bowl single drainer sink unit with mixer tap, ceramic tiled floor courtesy door to integral double garage

First Floor

'L' SHAPED LANDING: 11'6 x 6'11
Plus 2'8 x 4'2

Access to loft, built-in airing cupboard with hot water cylinder.

BEDROOM ONE: (Dressing area) 7'0 x 3'3
Plus 15'5 max 13'1 min x 9'10
uPVC double glazed window to rear aspect, radiator, built-in wardrobes and built in cupboards with sliding mirror doors.

EN SUITE: 9'8 max x 5'2
Opaque uPVC double glazed window to rear aspect, close couple WC, pedestal wash hand basin, towel radiator, shower enclosure with mains fed shower mixer flexible house and parking, ceramic tiled floor

BEDROOM TWO: 12'6 to wardrobes x 9'8 min 11'10 max
uPVC double glazed window to side aspect, radiator, 2 built-in double wardrobes

BEDROOM THREE: 11'2 x 11'5
2 x uPVC double glazed window to front aspect, fitted wardrobes and chest of drawers

BEDROOM FOUR: 9'3 to wardrobes x 8'8
uPVC double glazed window to front aspect, radiator, built-in double wardrobe

BEDROOM FIVE: 8'0 x 7'4
uPVC double glazed window to front aspect, radiator

BATHROOM: 5'7 x 7'10 min 10'10 max
Opaque uPVC double glazed window to rear aspect, towel radiator, shower enclosure with mains fed shower mixer flexible hose to shower head and parking, built-in cupboard, pedestal wash hand basin, close couple WC, panel bath with mixer tap, ceramic tiled floor

Outside

GARAGE: 16'2 x 8'6
Courtesy Door to rear, Metal up and over door to front power and light.

GARDENS
Refer to photograph.

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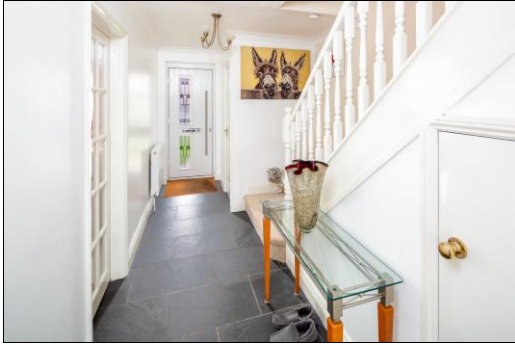
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Entrance Hall



Living Room



Living Room



Dining Room



Breakfast Area



Breakfast Area



Kitchen



Kitchen

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Conservatory



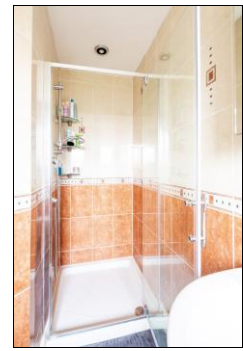
Landing



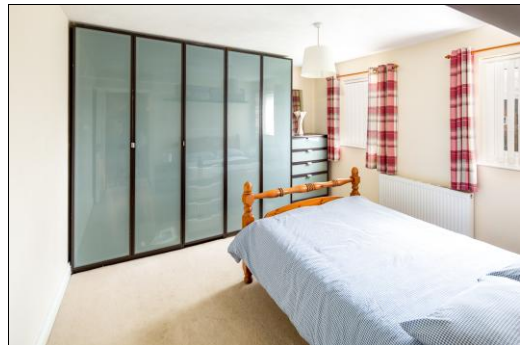
Bedroom One



En Suite



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

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Bathroom



Bathroom



Rear Garden



Rear Elevation

Material Property Information

Council Tax Band **E**

Amount **£3139.61**

Rental Asking Price **£2500**

Tenure ... **Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas**

Broadband **Copper to Cabinet**

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**

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 **Yes**

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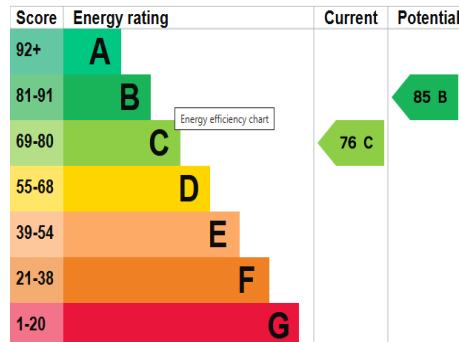
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AVAILABLE:

Date IMMEDIATELY

RENT:

£2500 per calendar month.

LENGTH OF TENANCY: **Assured Periodic Tenancy**

RENTAL DEPOSIT

£2884.62 (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 E

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

The council tax band is

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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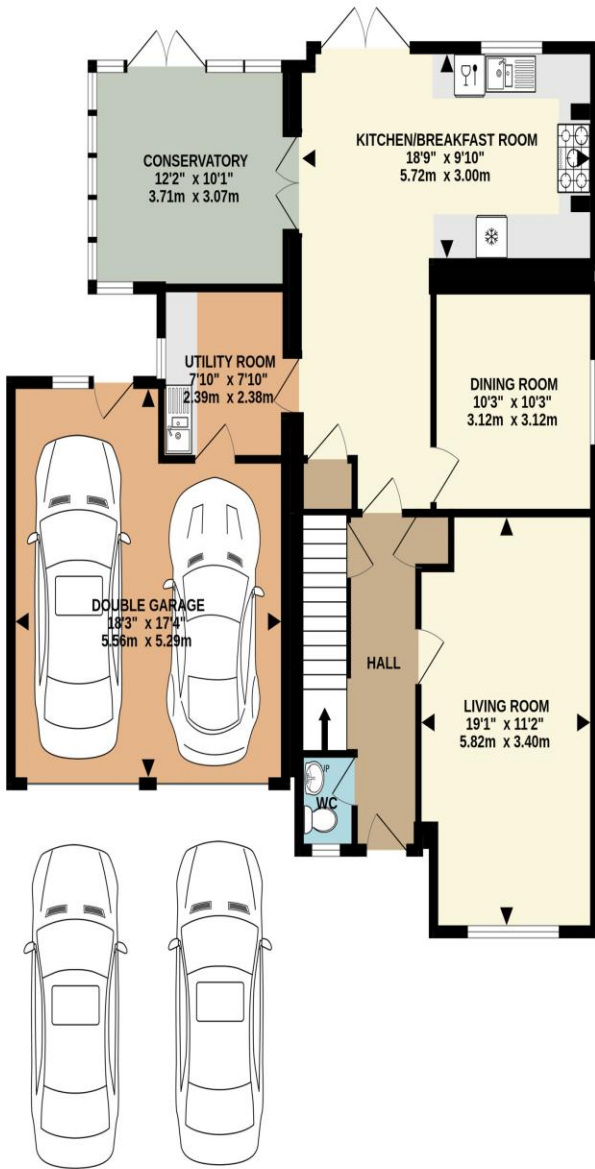
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GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.

1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.



16 WINDMILL AVENUE, BICESTER, OXON. OX26 3DX

TOTAL FLOOR AREA : 2007 sq.ft. (186.4 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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