

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**14 The Magnolias  
Bicester  
Oxon  
OX26 3YG**

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E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**14 The Magnolias, Bicester, Oxon OX26 3YG**



**A One bedroom cluster home with galleried bedroom, ground floor study and private rear garden.**

**TO LET**

**£1000.00 PCM**

- ❖ Located to the north side of Bicester
- ❖ Canopy Porch with built in storage cupboard
- ❖ Entrance Lobby
- ❖ Living Room Open plan to Kitchen
- ❖ Study
- ❖ Galleried Bedroom
- ❖ Bathroom/WC
- ❖ Parking for 2 cars in Tandem
- ❖ No Pets Permitted
- ❖ Available From Early December 2025

VIEWING AP-  
POINTMENT:

DAY:

TIME:

Telephone 241616



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**The property is accessed via a pedestrian path leading from the parking area which provides parking for 2 cars in Tandem.**

### **SIDE CANOPY PORCH**

Built in storage cupboard, wood effect uPVC double glazed front door to:

### **ENTRANCE LOBBY: 2'11 x 3'5**

Textured ceiling, laminate wood floor, opaque glazed panel door to;

### **OPEN PLAN LIVING ROOM TO KITCHEN: 12'6 x 11'11**

uPVC double glazed box bay window to rear aspect, uPVC double glazed window to rear aspect, radiator, high ceiling and stairs to galleried bedroom, panel door to study open plan to;

### **KITCHEN: 6'6 x 7'1**

Textured ceiling, fitted with a range of base and eye level units with rolltop laminate work surfaces, single drainer stainless steel sink unit 'Indesit' under counter fridge, 'Indesit' washing machine, 'Beko' free standing electric cooker with filter extractor hood, vinyl floor covering.

### **STUDY: 8'6 x 5'11**

uPVC double glazed window to side aspect, radiator, textured ceiling

### **GALLERIED BEDROOM: 10'6 max x 9'11**

uPVC double glazed window to side aspect, radiator, textured ceiling.

### **BATHROOM: 6'1 x 7'6**

Plain plastered ceiling, extractor fan, heated towel radiator, pedestal wash hand basin, close couple WC, panel bath with Mira shower over, built-in airing cupboard with hot water cylinder and immersion heater, vinyl floor covering.

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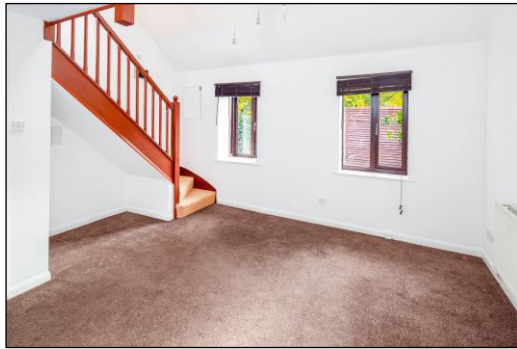
## 241616



Entrance



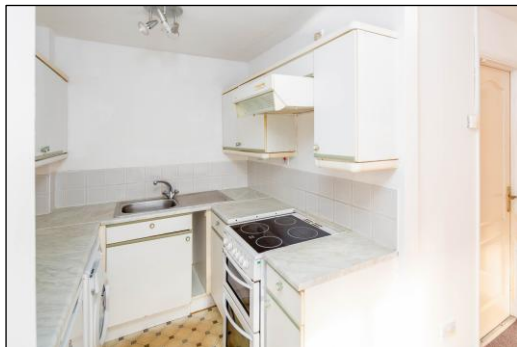
Living Room



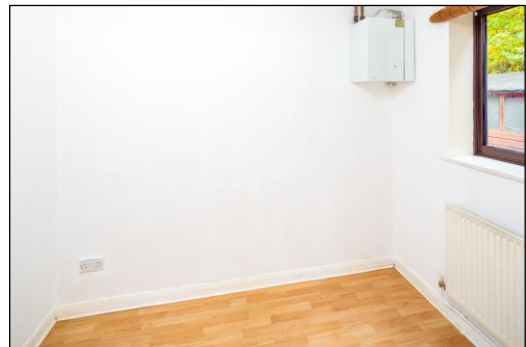
Living Room



Kitchen



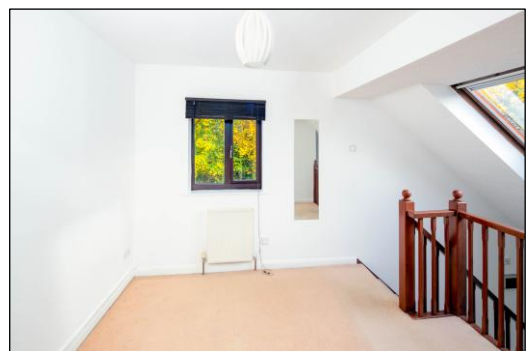
Kitchen



Study



Study



Galleried Bedroom

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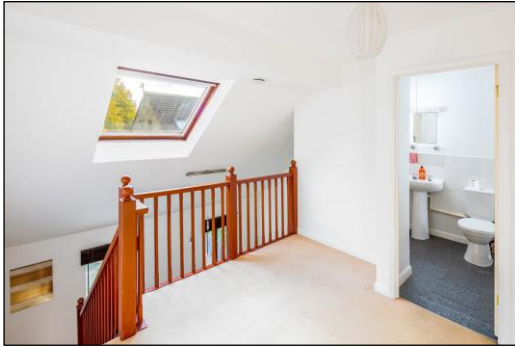
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Galleried Bedroom



Bathroom



Shed



Rear Garden



Rear Elevation



Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



Southwold shops



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### **Material Property Information**

**Council Tax Band .....B..... / Amount £1916**

**Rental Asking Price £ 1000.00**

**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..... 2 Allocated Spaces**

**No of Parking Spaces .....2 spaces back to back**

**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: 1<sup>st</sup> December 2025**

### **RENT:**

**£1000.00** per calendar month.

### **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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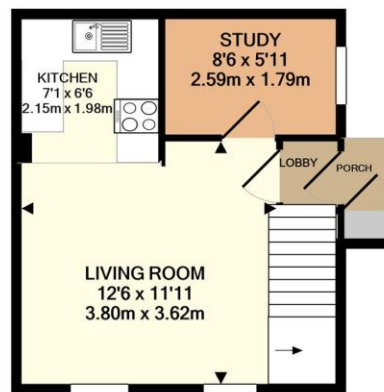
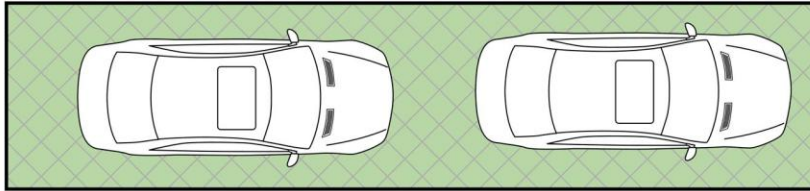
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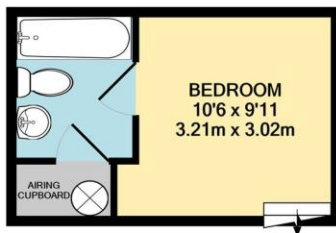


GROUND FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

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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1ST FLOOR  
APPROX. FLOOR  
AREA 152 SQ.FT.  
(14.1 SQ.M.)