

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**18 Darnell Walk
Bicester
Oxon
OX26 3ZQ**

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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

18 Darnell Walk, Bicester, Oxon OX26 3ZQ



A three bedroom end terrace house with large 'P' shaped conservatory and integral garage

TO LET

£ 1795.00 PCM

- ❖ Entrance Porch and cloakroom/WC
- ❖ Living Room
- ❖ Dining Kitchen
- ❖ Large Conservatory
- ❖ Integral garage with white goods
- ❖ Landing and Family Bathroom/WC
- ❖ Master Bedroom with en suite shower
- ❖ Enclosed, walled rear garden with Astro grass
- ❖ Driveway parking for 2 cars

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

ENTRANCE HALL: 4'10 x 3'4 plus 5'5 x 3'1
Opaque uPVC double glazed front door with outside light, plain plastered ceiling, radiator, smoke alarm, wood flooring.

CLOAKROOM/WC: 5'6 max x 2'11
Opaque uPVC double glazed window to front aspect, plain plastered ceiling, consumer unit with trip switches, radiator, close couple WC corner wash hand basin, wood flooring.

LIVING ROOM: 13'1 x 12'7
uPVC double glazed window to front aspect, plain plastered ceiling, radiator, wood flooring open doorway to ;

DINING KITCHEN 8'11 x 16'4.
uPVC double glazed window to rear aspect, uPVC double glazed double doors to conservatory, plain plastered ceiling, heat and smoke alarms, fitted with a range of base and eye level units with blue panelled door and drawer fronts, tiled splash backs, 1½ bowl single drainer sink unit with mixer tap, AEG dishwasher, free standing cooker with gas hob and electric double oven, pull out larder units, built-in under counter fridge, Butchers block work tops, ceramic tiled floor and built in under stairs storage cupboard

'P' SHAPED CONSERVATORY: 9'4 x 6'11 plus 15'6 x 8'7
5 x uPVC white panels, 8 x uPVC double glazed windows to rear and side aspects, 1x uPVC double glazed panel to side aspect, 2 x uPVC double glazed doors to rear aspect, 2 wall mounted electric convector heaters wood flooring double glazed panel door to:

INTEGRAL GARAGE 15'1 x 8'3
Metal up and over door to front, 'Kenwood' fridge freezer, LG washing machine

First Floor

LANDING: 8'4 x 6'3
Plain plastered ceiling, access to loft, built-in airing cupboard with hot water cylinder.

BEDROOM ONE: 13'5 x 9'10
Plain plastered ceiling, radiator, uPVC double glazed window to front aspect, fitted wardrobes and shelves, door to;

EN SUITE SHOWER: 8'5 x 5'6
Opaque uPVC double glazed window to front aspect, chrome towel radiator, wall mounted mirror with built in lighting, close couple WC, wash hand basin with mixer tap, fully tiled walls and floor, shower cubicle with mains fed chrome fixed head shower and flexible hose to further handheld shower head and parking, glass shower screen, built-in wardrobe/cupboard.

BEDROOM TWO: 8'9 x 12'8
uPVC double glazed window to rear aspect, plain plastered ceiling, radiator.

BEDROOM THREE: 11'1 x 8'0
uPVC double glazed window to front aspect, plain plastered ceiling, radiator.

BATHROOM: 5'2 x 8'0
Opaque uPVC double glazed window to rear aspect, Chrome towel radiator, wash hand basin with mixer tap, close couple WC, shower bath with mixer tap and chrome mains fed shower mixer, chrome flexible hose to chrome shower head and parking, glass shower screen ceramic tiled floor

Outside

DRIVEWAY:
Block paved parking for 2 cars leading to integral garage

GARDENS
Refer to photograph.

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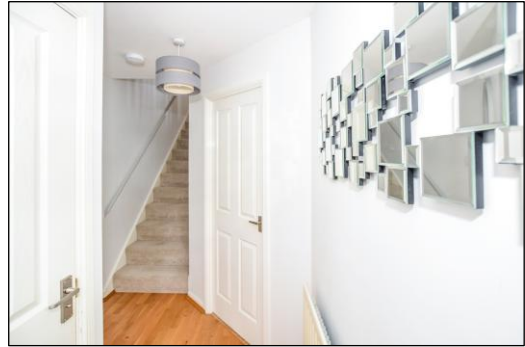
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Front



Entrance Hall



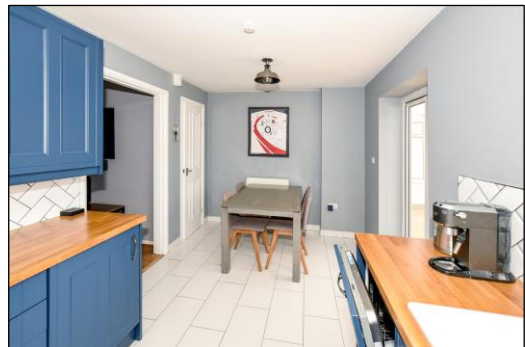
Living Room



Living Room



Dining Kitchen



Dining Kitchen



Conservatory



Conservatory

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Bedroom One



En Suite



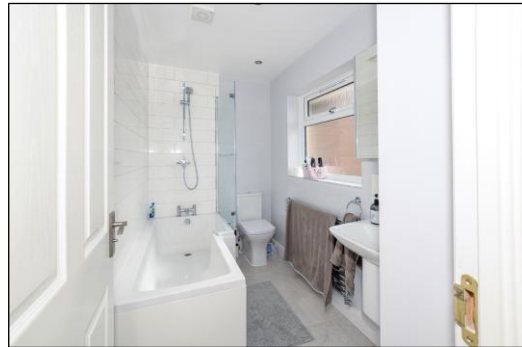
En suite shower



Bedroom Two



Bedroom Three



Bathroom



Rear patio and garden



Rear elevation

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Material Property Information

Council Tax Band C / Amount £2322.63

Rental Asking Price £1795

Tenure Freehold

Property construction Standard

Mains Electricity supply Yes/ No

Mains Gas Supply Yes

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Gas

Broadband Fibre to Cabinet and Copper to House

Parking..... Garage and Driveway

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

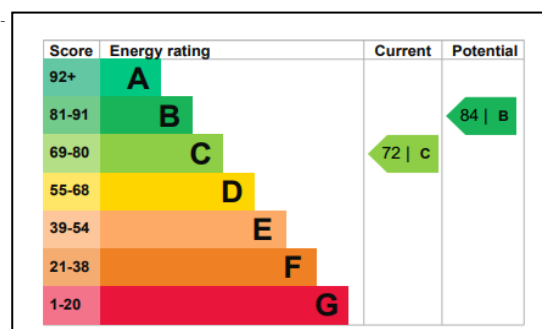
Planning permission – Does the property have any outstanding planning applications ... No

Accessibility/adaptations - Does the property have any disabled access provisions No

Local Amenities

Bure Park has an array of shops comprising an award winning Chippy, a Chinese Take-Away, a Hair-dresser's, a Pharmacy and a Co-op which has a hole-in-the-wall cash machine

There is also a Family Pub, Doctor's Surgery, Busy Bee's Nursery and a network of footpaths and cycle-ways run inter-connecting through the heart of the estate. These in turn connect into the Conservation Area through the middle of the estate along the River Bure. Please note that Poppylands lies well above risk from flooding.



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AVAILABLE:

Date Immediately

RENT:

£1795.00 per calendar month.

LENGTH OF TENANCY: Assured Periodic Tenancy

RENTAL DEPOSIT

£2071.15 (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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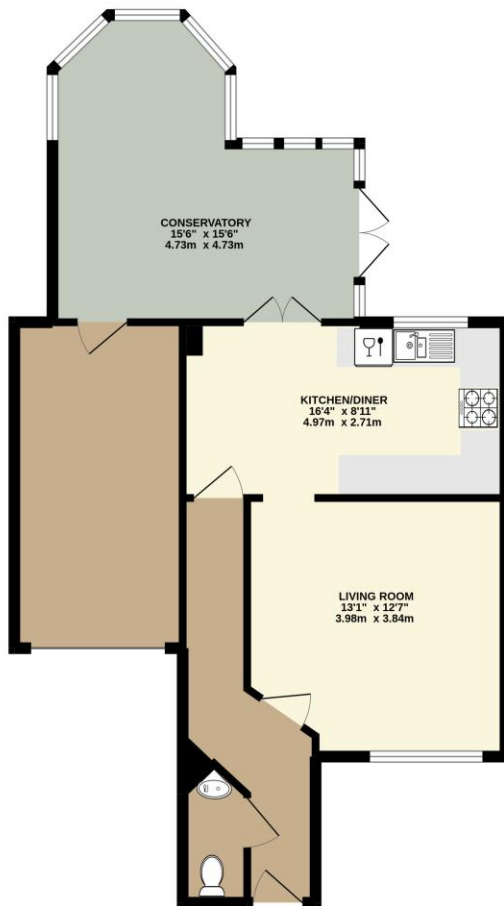
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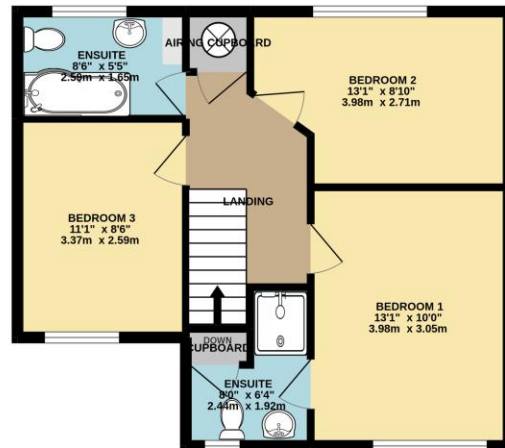
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GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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.

Made with Metropix 6/2022