

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**145 Avocet Way, Langford Village,
Bicester, Oxfordshire. OX26 6YW**

BARTON FLEMING LETTINGS Ltd.

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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

145 Avocet Way, Langford Village, Bicester, Oxon. OX26 6YW



Two Bedroom End-Terrace Home with a Wider Than Average South West Facing Garden and the layout with the Kitchen Breakfast Room to the Rear

TO LET

£ 1300.00 PCM

- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Lounge-Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Gas to radiator Heating served by a 'Vaillant' Boiler
- ❖ PVC Double Glazing
- ❖ Off Road parking for Two Cars in tandem

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

Outside courtesy light, replaced part-glazed security front door to:-

ENTRANCE HALL:

RCD-MCB electricity consumer unit (fuse box), radiator, Oak flooring, telephone point, staircase, central heating thermostat.

LOUNGE-DINER: 16'8 x 8'9 widening to 11'9 and narrowing to 7'8 by window.

Front aspect PVC window, two radiators, Oak flooring, TV point, electric fireplace.

KITCHEN-BREAKFAST ROOM: 11'9 x 7'10.

Rear aspect half glazed PVC door to the garden, rear aspect PVC window, ceramic tiled floor, radiator, wall mounted 'Vaillant' boiler enclosed within the wall unit between the door and the window. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, 1½ bowl sink, space for washing machine, glass finish fan oven-grill, 4-ring gas hob, pull-out extractor hood, 2 corner units, 500mm drawer unit, space for fridge freezer.

First Floor:

LANDING:

Loft hatch.

BATHROOM: 7'8 x 4'8.

Rear aspect PVC window, extractor fan, fully tiled walls, chrome heated towel rail, bath with mixer tap and thermostatic 'Aqualisa' power shower with sliding head support, designer wash hand basin, concealed cistern WC.

BEDROOM ONE: 12'0 x 8'9 widening to 9'7 plus wardrobe.

Front aspect PVC window, radiator, laminate flooring, built-in double wardrobe.

BEDROOM TWO: 10'6 + wardrobe x 6'9.

Rear aspect PVC window, radiator, two built-in single wardrobes.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

PARKING:

For two cars in tandem. Refer to photos, floorplan and Land Registry Plan.

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Front



Front Door



Entrance Hall



Living Room



Dining Room



Living Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Garden



Garden



Rear elevation

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Material Property Information

Council Tax BandC..... / Amount £1844.29 (last annual bill for 2021 – 22)

Rental Asking Price £1250

Tenure ...Freehold

Property construction ...Standard

Mains Electricity supply ...Yes

Mains Gas SupplyYes

Mains Water supply ...Yes

Mains SewerageYes

Heating TypeGas

Broadband ...Yes – fibre to Cabinet and Copper to House...

Parking.....Allocated

No of Parking Spaces ...One

Building safetyNo Factors..... 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..

Langford Village - Local Amenities.

Langford shops has a Tesco Express, a Pharmacy, a Hairdresser's and a Chinese Takeaway. Alongside the shops is the Nightingale Public House and behind that lies the Medical Practice and Community Hall. All are located central to the estate.

Langford Village Junior School has a good reputation and boasts both a Breakfast Club and an After School Club.

Peregrine Way is the bus route for the X5 Oxford bus as well as routes that serve Bicester Town Centre.

Langford Village has easy access onto the by-pass which leads to the A41 and has a array of Parks, Lakes and a Conservation Area.

Langford Village is considered by many to be convenient walking distance to town. There is also a network of cycle paths.

The density of housing is noticeably lower in the older part of Langford Village (where Heron Drive is located) over the newer part.

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AVAILABLE:

Date 6th September 2024

RENT:

£1300.00 per calendar month.

RENTAL DEPOSIT

£1500 (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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