

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**15 Raven Crescent  
Westcott  
Nr Aylesbury  
BUCKS  
HP18 0PA**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)

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

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**15 Raven Crescent, Westcott, Nr Aylesbury, BUCKS HP18 0PA**



**A large extended two bedroom terrace house with study and  
Utility Room backing on to open fields**

**TO LET**

**£ 1550.00 PCM**

- ❖ Entrance Porch and Entrance Hall
- ❖ Living room and large Dining room
- ❖ Fitted Kitchen with breakfast Bar
- ❖ Utility Room and Downstairs bathroom/WC
- ❖ Landing and WC
- ❖ Double bedroom One and Double Bedroom Two
- ❖ Small Study room
- ❖ Landscaped rear garden with Decking and shed
- ❖ Concrete Driveway Parking for several vehicles

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**



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### Ground Floor:

#### **ENTRANCE PORCH: 4'1 x 7'1**

uPVC double glazed door to front aspect and uPVC double glazed windows to front and side aspects, plain plastered ceiling, ceramic tiled floor Opaque uPVC double glazed door to;

#### **ENTRANCE HALL: 5'10 x 5'2**

'Dimplex' digital storage heaters, wood Flooring.

#### **BATHROOM/WC ( 'L' Shaped): 9'0 max x 7'2 max 6'0 min x 2'11 min**

uPVC opaque double-glazed window to front aspect, chrome towel radiator, panel bath, close couple WC, shower cubicle with glass door, chrome shower mixer with chrome fixed pipe to rain head shower plus furth chrome flexible hose to handheld shower head and parking, vanity wash hand basin with chrome tap and cupboards beneath, fitted mirror, fitted storage cupboards, pale slate coloured flooring.

#### **LIVING ROOM: 16'4 x 10'10 max 9'4 min**

uPVC double glazed window to front aspect, 'Dimplex Quantum' digital storage heater, wood flooring, 2 x wall lights, TV point, Archway to;

#### **DINING ROOM: 11'7 x 18'5**

uPVC double glazed double French doors to rear garden, 'Dimplex Quantum' digital storage heater, wood flooring, door to utility room, open plan to;

#### **KITCHEN 12'6 x 9'4 plus cooking area 6'11 x 4'4**

Fitted with a range of base and eye level units with beech coloured door and drawer fronts and glazed display cabinet, roll top laminate work surfaces, single drainer sink unit with mixer tap, electric ceramic hob, built-in electric oven and stainless steel

carbon filter hood, built in storage cupboard, ceramic tiled floor

#### **UTILITY ROOM: 11'6 x 3'10**

uPVC double glazed door to rear garden, vanity wash hand basin with cupboard beneath white roll top laminate work surface, plumbing for washing machine

### First Floor

#### **LANDING: 5'11 max 2'3 minimum x 18'1**

2 x uPVC double glazed window to front aspect,

#### **WC: 2'10 x 6'4**

uPVC Opaque double glazed window to front aspect, vanity wash hand basin with cupboards beneath and fitted mirror, close couple WC and ceramic tiled floor

#### **BEDROOM ONE: 10'2 x 12'9**

uPVC double glazed window to rear aspect, 'Dimplex Quantum' digital storage heater

#### **BEDROOM TWO: 10'7 x 9'5**

uPVC double glazed window to rear aspect, 'Dimplex Quantum' digital storage heater Built-in airing cupboard with hot water cylinder and immersion heater with louvre door, 2 x built-in cupboards with louvre doors

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

uPVC Opaque double glazed window to front aspect,

### Outside

#### **PARKING:**

Concrete driveway parking for several vehicles

**GARDENS** Refer to photograph.

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Entrance Porch



Entrance Hall



Living Room



Living Room



Dining Room



Dining Room



Kitchen



Kitchen

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Utility Room



Landing



Bedroom One



Bedroom Two



Upstairs WC



Downstairs Bathroom



Rear patio and garden



Rear elevation

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### Material Property Information

Council Tax Band **C** / Amount **£2,126.21**

Rental Asking Price **£1550**

Tenure .....**Freehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **No** ( if no please specify) **Electric**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Night Storage**

Broadband ..... **Copper to Cabinet**

Parking..... **Driveway**

No of Parking Spaces .....**3**

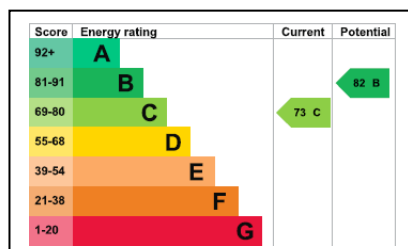
Building safety ..... Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC .....**No**

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:**

**Immediately**

### **RENT:**

**£1550** per calendar month.

**LENGTH OF TENANCY: 12 Months**

### **RENTAL DEPOSIT**

**£1788.46** (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](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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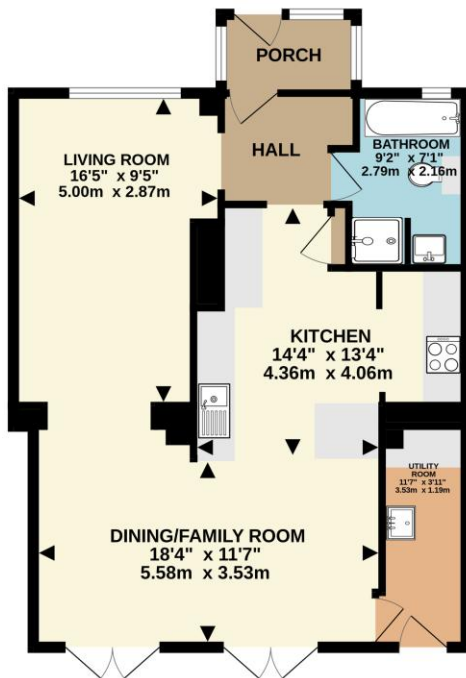
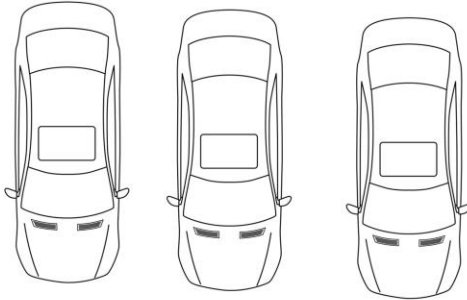
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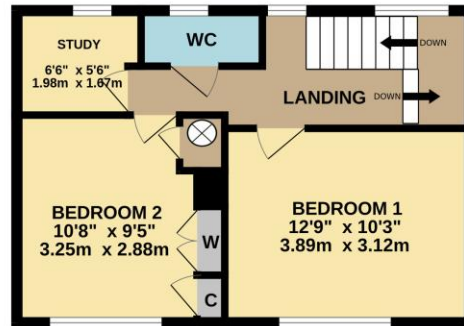
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## 241616

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



15 RAVEN CRESCENT, WESTCOTT, BUCKS. HP18 0PA

TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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