

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**139 Ravencroft  
Bicester  
Oxon  
OX26 6YF**

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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**

**139 Ravencroft, Bicester, Oxon OX26 6NF**



**A Four Bedroom detached family house with an integral double garage**

**TO LET**

**£ 2250.00 PCM**

- ❖ Double width driveway and Covered Porch
- ❖ Entrance Hall and Cloakroom/WC
- ❖ Living Room with double doors to Dining Room
- ❖ Re-fitted Kitchen and Utility Room
- ❖ Landing
- ❖ Bedroom 1 with re-fitted en suite shower room
- ❖ Three further double bedrooms
- ❖ Family Bathroom
- ❖ Enclosed Rear Garden and integral Double Garage

**VIEWING AP-  
POINTMENT:**

**DAY:**

**TIME:**

**Telephone 241616**

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### Ground Floor:

#### **COVERED PORCH**

Outside coaching amp, Opaque uPVC double glazed front door

#### **ENTRANCE HALL: 19'2 x 3'10**

Radiator, coving, built in cloaks cupboard

#### **CLOAKROOM/WC: 5'3 X 2'9**

Opaque uPVC double glazed window to front aspect., radiator, coving, corner wash hand basin, close couple WC, part tiled walls, slate floor

#### **LIVING ROOM: 15'9 a 11'7**

uPVC double glazed window to front aspect, 2 radiators, telephone point, polished stone fire surround housing gas coal effect fire and wooden mantel, glazed panel double doors to;

#### **DINING ROOM: 9'3 x 9'8**

uPVC double glazed double doors to rear garden, radiator, 2 x wall lights, door to;

#### **KITCHEN 9'3 x 14'0**

2 x uPVC double glazed windows to rear Aspect, coving to ceiling, radiator, chrome towel radiator, fitted with a range of base and eye level units with cream gloss door and drawer fronts, 2 corner carousel units, marble effect roll top laminate work surfaces, 'Zanussi@ electric ceramic hob, , stainless steel extractor hood and glass splash back, 'AEG' integral eye level grill and oven, inset 1½ bowl sinks with built in drainer and chrome mixer tap, plumbing for dishwasher, wood effect vinyl floor, door to;

#### **UTILITY ROOM: 6'9 x 7'10**

uPVC Double glazed door and window to rear aspect, radiator, coving to ceiling base unit and tall units with cream door fronts wood block effect roll top laminate work surface, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine and space for fridge freezer, all mounted 'Glow Worm' gas central heating boiler, wood effect vinyl floor.

### First Floor

#### **LANDING: 5'11 x 8'5**

Access to loft, coving, built-in airing cupboard with hot water cylinder and immersion heater

#### **BEDROOM ONE: 12'6 x 12'12**

2 x uPVC double glazed window to front aspect, coving, radiator, 2 x built-in double wardrobes.

#### **EN SUITE SHOWER ROOM: 6'0 x 5'6**

Opaque uPVC double glazed window to side aspect, heated chrome towel radiator, coving, fully tiled walls, pedestal wash hand basin close couple WC double shower tray, glass shower screen, 'Mira Events' shower with chrome flexible hose to white parking and shower head, corner chrome product shelving, wall mounted medicine cabinet, ceramic tiled floor.

#### **BEDROOM TWO: 9'8 x 9'10**

uPVC double glazed window to rear aspect, Radiator, coving, built-in double wardrobe with folding mirror doors.

#### **BEDROOM THREE: 12'10 max, 9'6 min x 9'0**

uPVC double glazed window to rear aspect, coving, radiator.

#### **BEDROOM FOUR: 9'7 X 9'7**

uPVC double glazed window to rear aspect, coving, radiator

#### **BATHROOM: 9'6 max 5'5 min x 6'6 max. 2'5 min**

Opaque uPVC double glazed window to rear aspect, coving, radiator, towel rail, fully tiled walls, pedestal wash hand basin, close couple WC, twin grip panel bath with mixer tap and shower attachment

### Outside

#### **INTEGRAL DOUBLE GARAGE:**

Courtesy Door to side, 2 x Metal up and over doors to front power and light and dividing wall.

#### **GARDENS AND PATIO**

Refer to photograph.

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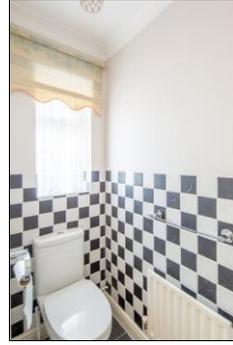
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## 241616



Front Porch and Hall



Cloakroom/WC



Living Room



Living Room



Dining Room



Kitchen



Kitchen



Utility Room

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Bedroom One



EnSuite



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear patio and garden



Rear elevation

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### **Material Property Information**

Council Tax Band **F** / Amount **£3,396 PA**

Rental Asking Price **£2250 PCM**

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 Cabinet and Copper to House**

Parking..... **Driveway and Double Garage**

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**

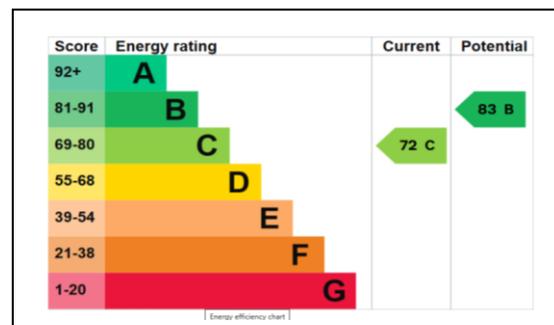
Accessibility/adaptations - Does the property have any disabled access provisions .... **No**

### **Local Amenities**

Langford shops has a Tesco Express, a Pharmacy, a Hairdresser's and a coffee shop. 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.



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### **AVAILABLE:**

**Date Immediately**

### **RENT:**

**£2250** per calendar month.

**LENGTH OF TENANCY: 12 Months**

### **RENTAL DEPOSIT**

**£2596.15** (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 **F**

### **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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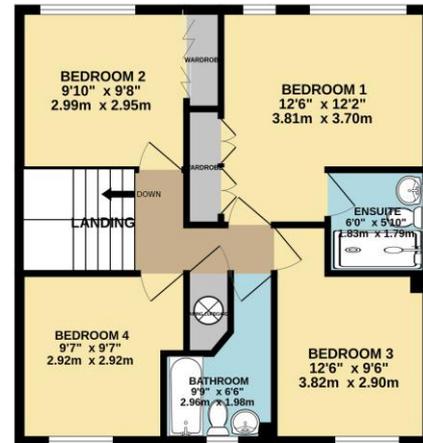
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GROUND FLOOR  
828 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1427 sq.ft. (132.6 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.  
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## MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property.