

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**19 Robins Way, Langford Village,  
Bicester, Oxfordshire. OX26 6XJ**

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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

**19 Robins Way, Langford Village, Bicester, Oxon. OX26 6XJ**



**TO LET**

**£ 1,550.00 PCM**

- ❖ Pitched Open Porch
- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Re-fitted kitchen
- ❖ Lounge-Diner with Patio doors to the garden
- ❖ Landing, Two 13'9 wide Bedrooms
- ❖ Bathroom
- ❖ Gas to Radiator Heating served by 'Worcester' Boiler
- ❖ PVC Double Glazing, Garage & Driveway
- ❖ Open Plan Front & Enclosed Rear Garden
- ❖ Walking Distance of Bicester Village Station

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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### Ground Floor:

Pitched open porch, outside courtesy light, part-glazed security door to:

#### **ENTRANCE HALL:**

Radiator, ceramic tiled floor, "Hive" central heating control, turning staircase.

#### **CLOAKROOM: 4'11 x 3'0**

Front aspect PVC window, radiator, vinyl flooring, close coupled WC, wash hand basin.

#### **REFITTED KITCHEN: 8'5 x 7'4**

Front aspect PVC window, RCD/MCB electric consumer unit, vinyl flooring, wall mounted 'Worcester' boiler, range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for upright fridge freezer, double cavity oven/grill, microwave shelf, tray space, corner unit, 600mm drawers, ceramic electric 4-ring hob, end corner unit, 1½ bowl composite sink, space for washing machine, bin space.

#### **LOUNGE DINER: 13'8 x 16'2 narrowing to 9'6 plus under-stairs cupboard**

Rear aspect double glazed sliding patio door to garden, rear aspect PVC window, under-stairs cupboard, radiator, TV and satellite connections, telephone point.

### First Floor:

#### **LANDING:**

Access to loft space (*part-boarded*).

#### **BATHROOM: 6'6 x 7'4 narrowing to 6'4**

Side aspect PVC window, extractor fan, vinyl flooring, radiator, panel enclosed bath with thermostatic shower and sliding head support, pedestal wash hand basin, close coupled WC.

#### **BEDROOM ONE: 13'9 x 9'7**

Two rear aspect PVC windows, built-in double wardrobe, radiator.

#### **BEDROOM TWO: 13' x 8'4 widening to 11'2 and narrowing to 7'11**

Two front aspect PVC windows, built-in double wardrobe, radiator.

### Outside:

#### **GARAGE: 16'6 x 8'5**

Up and over door, light and power, eaves storage, driveway parking for one car.

#### **FRONT GARDEN: Refer to photo.**

#### **REAR GARDEN: Refer to photo. Gate.**

### 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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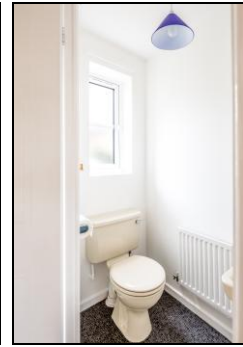
## 241616



Front



Entrance Hall, Cloakroom



Re-fitted kitchen



Re-fitted kitchen



Double Oven, Replaced Boiler



Lounge-Diner



Lounge-Diner



Lounge-Diner with furniture

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Landing



Bedroom One



Bedroom One



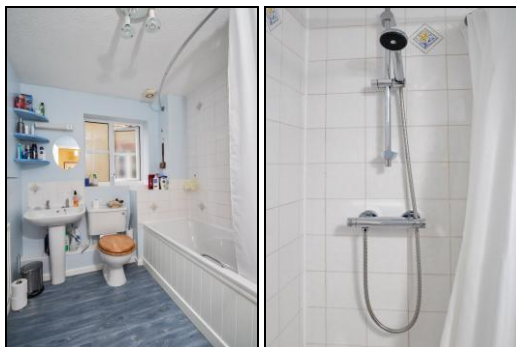
Bedroom One with furniture



Bedroom Two



Bedroom Two with furniture



Bathroom & shower over the bath



Bathroom

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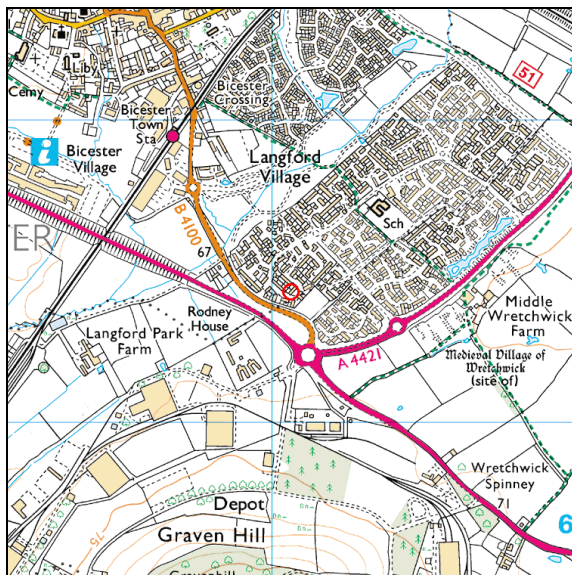


### **Street, Area & Town Maps.**

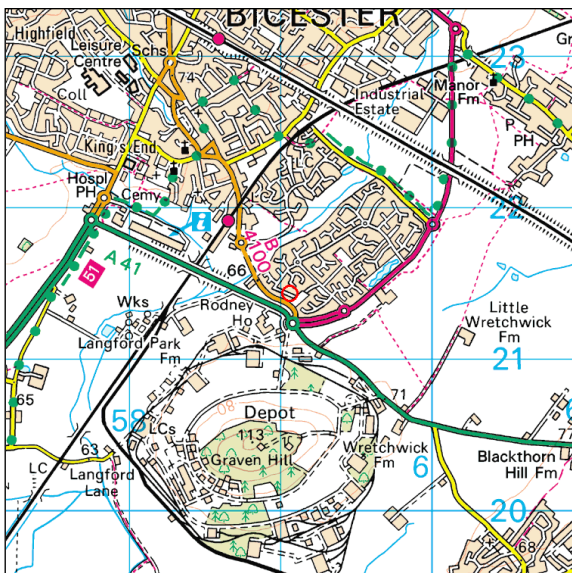
The Red circle in the centre of each map marks the exact location of the property.



Garage & Driveway



Rear Garden



Rear Garden & Elevation



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### **Material Property Information**

Council Tax Band C/ Amount **£2,296**

Rental Asking Price **£ 1,550PCM**

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..... **Garage and driveway**

No of Parking Spaces .....**1**

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**

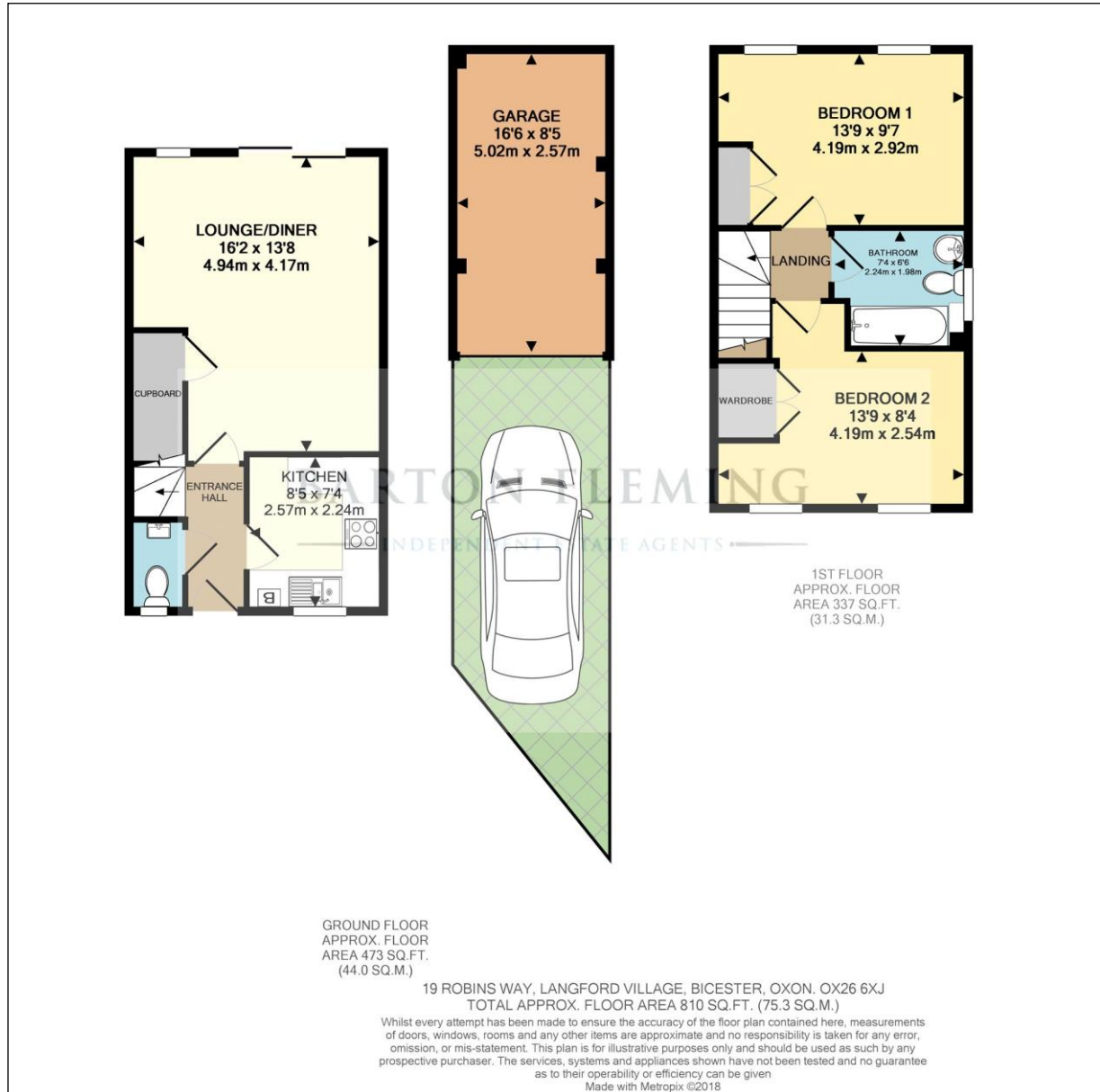
Accessibility/adaptations - Does the property have any disabled access provisions .... **No**

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