

BARTON FLEMING LETTINGS Ltd.

—• INDEPENDENT LETTING AGENTS •—

To Let



**71 Mallards Way
Bicester
Oxon
OX26 6WU**

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

71 Mallards Way, Bicester, Oxon OX26 6WU



Three Bedroom Plus Study/Ground Floor Bedroom Four Semi-Detached Townhouse With Large Re-Fitted Kitchen Diner.

TO LET

£ 1825.00 PCM

- ❖ Walking Distance of Town & Bicester Village Station
- ❖ Pitched Open Porch, Entrance Hall
- ❖ Cloakroom
- ❖ Study / Bedroom 4
- ❖ Re-fitted Kitchen Diner with patio door to the garden
- ❖ 1st Floor Landing, Living Room, Bedroom Three
- ❖ 2nd Floor Landing, Main Bathroom
- ❖ Bedroom One with En-Suite Shower Room
- ❖ Bedroom Two
- ❖ Driveway & Garage part converted to a Utility Room
- ❖ Walled Larger than average Rear Garden
- ❖ Replaced 'Worcester' Boiler

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

PORCH CANOPY:

Part leaded-light glazed security front door to:-

ENTRANCE HALL:

Coving, radiator, vinyl flooring, stairs, RCD/MCB electricity consumer unit (fuse box).

CLOAKROOM:

Extractor fan, radiator, close-coupled wc, pedestal wash hand basin, half tiled walls.

STUDY: 9'5 x 6'5.

Side and front aspect PVC double-glazed windows, radiator, coving, telephone & TV connections.

KITCHEN DINER: 16'5 x 14'4.

Rear aspect PVC double-glazed window, rear aspect sliding patio door to the garden, coving, laid strip vinyl flooring TV and satellite connections, space for family dining table & chairs. Range of refitted base and wall units with square edged laminate worktops and tiled surrounds, integrated 70:30 fridge freezer, double cavity fan-oven / microwave combination oven, 4-ring stainless steel diamond pattern gas hob, stainless steel extractor hood, integrated bins, 1½ bowl earthenware enamelled sink, integrated dishwasher, magic corner, 600mm drawers, bench seat with cupboards under.

First Floor:

1st FLOOR LANDING:

Radiator, stairs to 2nd floor.

LIVING ROOM: 16'5 x 14'3.

Twin rear aspect and a side aspect PVC double-glazed window, Fireplace with electric fire, three radiators, two TV points, satellite connection, telephone point, coving, double dimmer switch.

BEDROOM THREE: 9'9 x 9'5.

Front and side aspect PVC double glazed windows, radiator, TV lead.

Second Floor:

2nd FLOOR LANDING:

Loft hatch, airing cupboard.

BEDROOM ONE: 13'2 x 9'5.

Front & side aspect PVC double-glazed windows, 3-door wardrobe, radiator, TV & telephone connections.

EN-SUITE:

Extractor fan, radiator, shower cubicle, pedestal wash hand basin, shaver socket, fully tiled walls.

BEDROOM TWO: 10'0 x 9'8.

Rear and side aspect PVC double-glazed windows, radiator, TV lead, built-in wardrobe.

BATHROOM:

Rear aspect PVC double-glazed window, radiator, bath with independent shower over, tiled surrounds, close-coupled wc, pedestal wash hand basin, shaver socket.

Outside:

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photo.

Larger than average size, tap, shed, patio.

GARAGE:

Now split into two parts by a stud wall.

Bike Store:

Up-and-over door, light & power, eaves storage.

Utility Room:

Half glazed rear door to the garden, door to remaining front section of the garage, plain plaster ceiling, vinyl flooring, fitted units with sink and spaces for washing machine and a further appliance

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Front



Hall



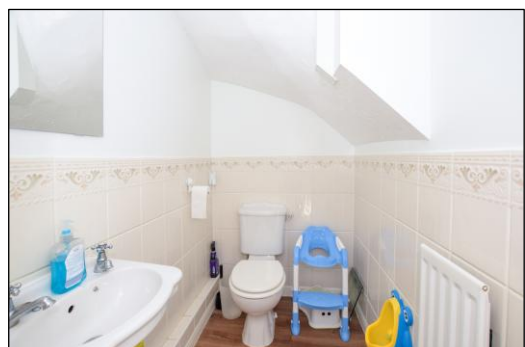
Kitchen Diner



Kitchen Diner



Study/Bedroom 4



Cloakroom/WC



Living Room



Living Room

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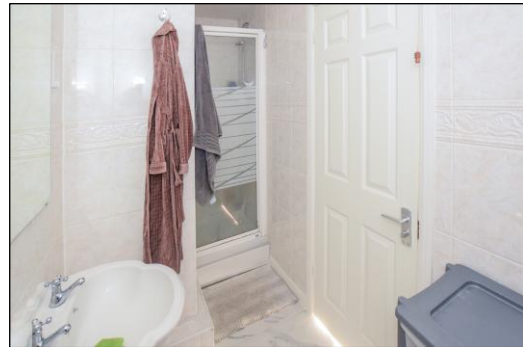
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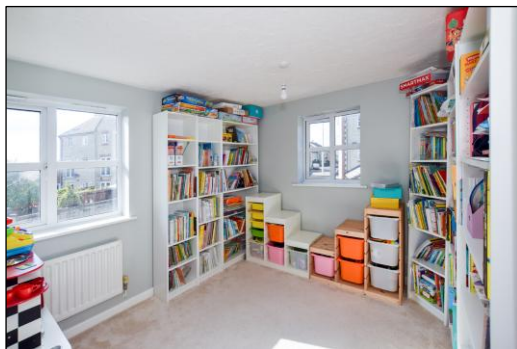
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Bedroom One



En Suite Shower



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Rear garden t

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Material Information

Council Tax Band **D** / Amount **£2612.96 Per Year**

Rental Asking Price **£1825**

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..... **Driveway**

No of Parking Spaces **1 parking space**

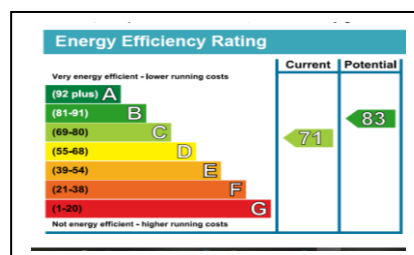
Building safety Any known factors **No**

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:

Date 10th September 2022

RENT:

£1825 per calendar month.

LENGTH OF TENANCY: 12 Months

RENTAL DEPOSIT

£2105.77 (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 **D**

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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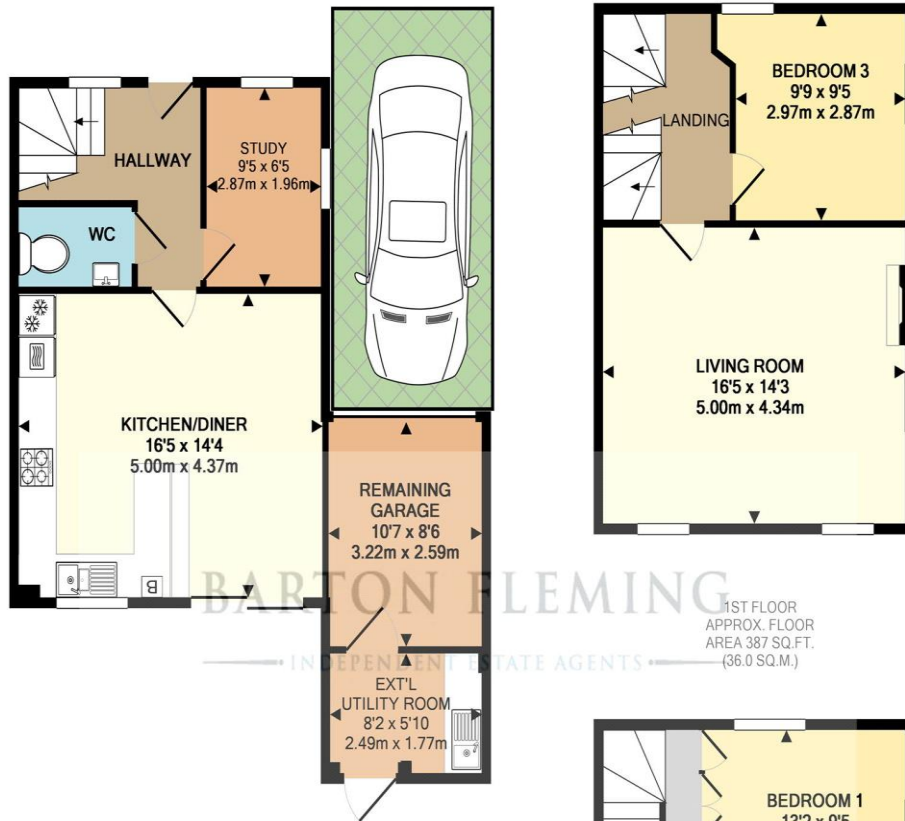
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71 MALLARDS WAY, NEW LANGFORD, BICESTER. OX26 6WU
TOTAL APPROX. FLOOR AREA 1297 SQ.FT. (120.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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