

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**70 Windmill Avenue, Bicester,  
Oxfordshire. OX26 3DZ**

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**70 Windmill Ave, Bicester, Oxon. OX26 3DZ**



**Four Bedroom Semi-Detached with 16Ft x 10Ft Re-fitted Kitchen Diner, Re-fitted Family Bathroom, Re-fitted En-Suite Shower Room, Good Front & Rear Gardens, Garage & Driveway for 3 Cars**

**TO LET**

**£ 2,100.00 PCM**

- ❖ Entrance Hall, Cloakroom
- ❖ Inner Hall
- ❖ 16Ft x 10Ft Re-fitted Kitchen Diner
- ❖ Living Room
- ❖ Family/Dining Room
- ❖ Landing, Four Bedrooms (3 x dbl, 1 x sgl)
- ❖ Re-fitted Bathroom
- ❖ Re-fitted En-Suite
- ❖ PVC Double Glazing
- ❖ Gas to Radiator Heating served by Replaced Boiler (2019)
- ❖ Good Sized Front & Rear Gardens, Parking for 2-4 cars.

**To Make an offer to rent the property**

Please send an e-mail to:  
[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.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### Ground Floor:

Outside courtesy light, part glazed PVC door to:-

#### **ENTRANCE HALL:**

Coving, 'Karndean' flooring, built-in cupboard.

#### **CLOAKROOM:**

Front aspect PVC window, radiator, 'Karndean' flooring, dual flush close coupled WC, wash hand basin.

#### **INNER HALL:**

Plain plaster ceiling, 'Karndean' flooring, under-stairs cupboard, staircase.

#### **LIVING ROOM: 15'4 x 9'7.**

Front aspect PVC window, coving, radiator, TV point, telephone point, laminate wood floor, 'Virgin' box.

#### **KITCHEN DINER: 16'3 x 10'5.**

Rear aspect PVC French doors, PVC window, plain plaster ceiling, down lighting, ceramic tiled floor, electric under floor heating & controller. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, wide 'Samsung' fridge freezer, 600mm drawers, double cavity 'Neff' fan oven /oven-grill, 4-ring ceramic induction hob, 1½ bowl single drainer stainless steel sink, 'Samsung' dishwasher, tall unit housing 'Logic Max Heat HT18' boiler (installed 2019).

#### **FAMILY/ DINING ROOM: 14'2 x 8'2.**

Rear aspect PVC window, plain plaster ceiling, radiator, laminate wood floor, door to garage.

### First Floor:

#### **LANDING:**

Loft hatch, airing cupboard.

#### **BATHROOM: 7'0 x 6'2.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, vinyl floor tiles, chrome heated towel rail, wall mounted mirrored medicine cabinet with shaver point and light, bath with mixer tap and thermostatic shower with sliding head support, concealed cistern WC, wash hand basin & built-in furniture (refer to photo).

#### **BEDROOM ONE: 16'4 x 8'7.**

Front aspect PVC window, radiator, laminate wood floor, under floor heating control for the en-suite.

#### **EN-SUITE: 7'11 x 5'9.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, chrome heated towel rail, ceramic tiled floor, under floor heating, built-in furniture with concealed cistern WC, inset wash hand basin.

#### **BEDROOM TWO: 13'2 x 9'0.**

Rear aspect PVC window, radiator, laminate wood floor, built-in wardrobe.

#### **BEDROOM THREE: 10'8 x 9'1.**

Front aspect PVC window, radiator, laminate wood floor, built-in wardrobe.

#### **BEDROOM FOUR: 7'5 x 7'5.**

Front aspect PVC window, radiator, laminate wood floor.

### Outside:

**GARAGE:** Up-and-over door, light & power, door to family room. Driveway parking for 2-4 cars dependent on size.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922



Entrance Hall



Entrance Hall and Cloakroom



Living Room



Kitchen Diner



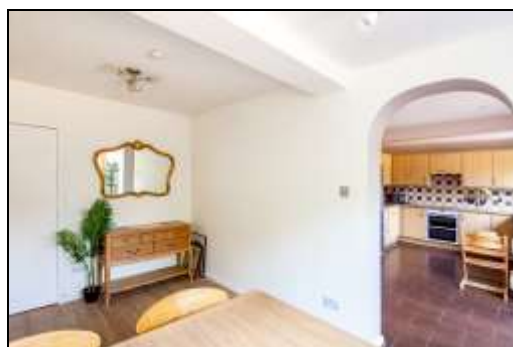
Kitchen Diner



Kitchen Diner



Kitchen Diner



Family/Dining Room

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922



Family/Dining Room



Family/Dining Room



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Four



Family Bathroom



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear Garden



# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

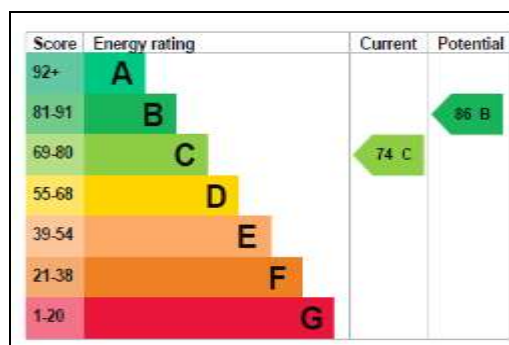
Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**



Rear Elevation



EPC

## Material Property Information

Council Tax Band **D** / Amount **£2612.96 P.A**

Rental Asking Price **£2,100 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 .....**HFC/Cable (Virgin)**

Parking..... **Driveway**

No of Parking Spaces ..... **4**

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..... **Yes (Semi Detached)**

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**

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.