

BARTON FLEMING LETTINGS Ltd.

— INDEPENDENT LETTING AGENTS —

To Let



20 Swithin Lane, Buckingham, BUCKS MK18 1ZJ

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Web: www.bartonfleming.co.uk
E-mail: lettings@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

20 Swithin Lane, Buckingham, BUCKS MK18 1ZJ



A Brand new two bedroom semi-detached house built by David Wilson Homes with driveway parking

TO LET

£ 1450.00 PCM

- ❖ New Home built by David Wilson
- ❖ Covered Porch and Entrance Hall
- ❖ Cloakroom/WC
- ❖ Living Room
- ❖ Fitted Kitchen with integrated white goods
- ❖ Landing
- ❖ 2 Double Bedrooms
- ❖ Bathroom/WC with shower over bath
- ❖ Enclosed rear garden and drive parking for 2 cars

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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Ground Floor:

CANOPY PORCH

Composite Panel front door with uPVC double glazed panel above

ENTRANCE HALL: 9'11 x 3'7

Radiator, plain plastered ceiling, wood effect vinyl floor, telephone point

CLOAKROOM/WC 5'0 x 2'9

Opaque uPVC double glazed window to side aspect, plain plastered ceiling, extractor fan, radiator, close couple WC, pedestal wash hand basin, vinyl floor covering

KITCHEN 10'1 x 5'10

uPVC double glazed window to front aspect, plain plastered ceiling, fitted with a range of base and eye level units with Taup coloured door and drawer fronts, roll top laminate worksurfaces, single drainer stainless steel sink unit with mixer tap, 'Zanussi' stainless steel gas hob and stainless-steel carbon filter extractor hood, 'Zanussi' electric single oven, 'Zanussi' integrated dishwasher, 'Zanussi' integrated fridge freezer under cupboard lighting cupboard housing 'Ideal' gas combi boiler, kick panel heater, vinyl floor covering

LIVING ROOM: 13'0 x 12'10

uPVC double glazed double doors to rear aspect, uPVC 2 x double glazed windows to rear aspect, radiator, plain plastered ceiling, TV and satellite points and BT points, vinyl floor covering, built-in understairs storage cupboard

First Floor

LANDING: 5'1 x 6'8

Plain plastered ceiling

BEDROOM ONE: 8'2 x 12'10

2 x uPVC double glazed windows to rear aspect, Radiator, plain plastered ceiling, 1st floor central heating thermostat

BEDROOM TWO: 8'5 x 12'10

2 x uPVC double glazed windows to front aspect, radiator, plain plastered ceiling, access to loft, built-in storage cupboard.

BATHROOM: 6'2 x 5'10

White towel radiator, plain plastered ceiling, extractor fan, pedestal wash hand basin with mixer tap, close couple WC panel bath with mixer tap, mains fed shower mixer flexible hose to chrome shower head and parking on adjustable head height pole, vinyl floor covering.

Outside

PARKING:

Tarmac drive Parking for 2 cars in tandem

GARDENS

Refer to photograph.

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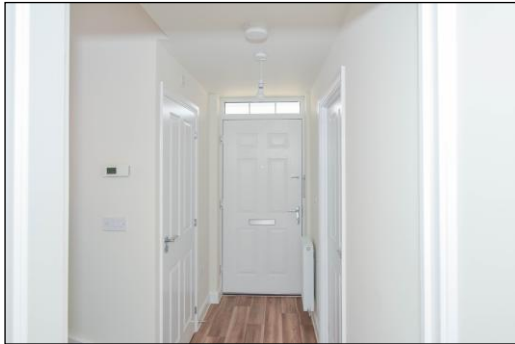
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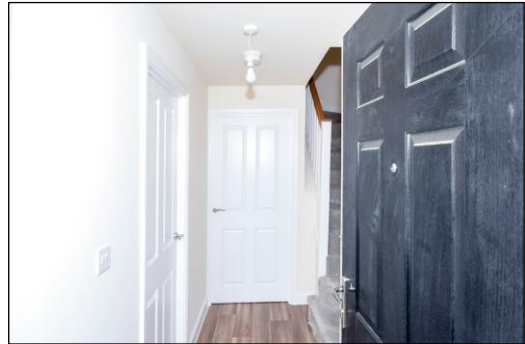
Front



Porch



Entrance Hall



Entrance Hall



Kitchen



Kitchen



Kitchen



Cloakroom /WC

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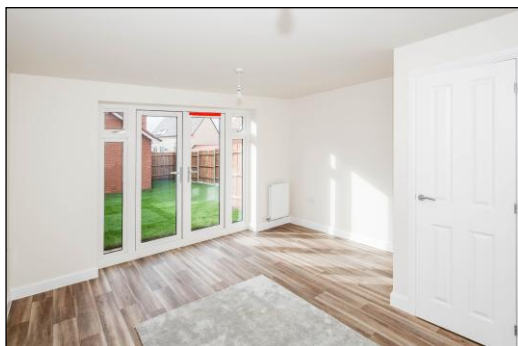
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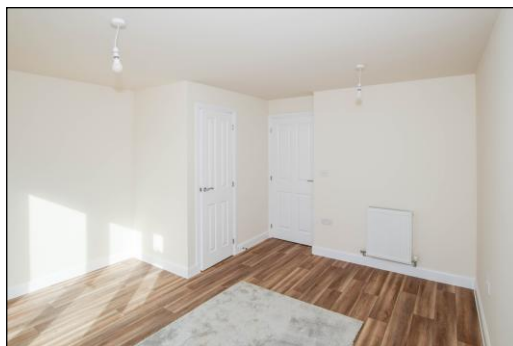
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Living Room



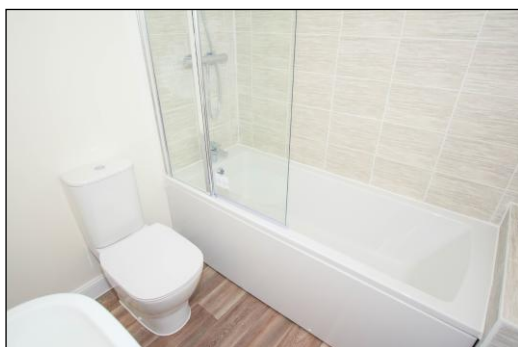
Living Room



Bedroom One



Bedroom Two



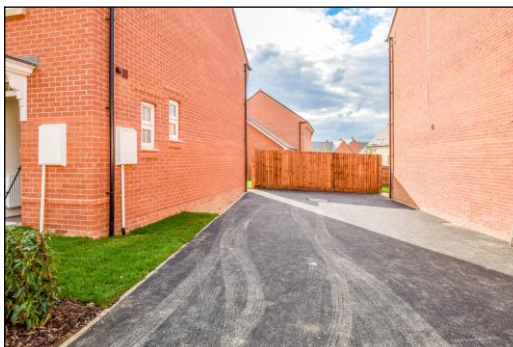
Bathroom



Garden



Garden



Driveway

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Material Property Information

Council Tax Band**C** / Amount **£2245.85 P.A**

Rental Asking Price **£1450.00**

Tenure**Freehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas Central Heating**

Broadband**Fibre to House / Fibre to Cabinet and Copper to House / Copper to Cabinet /Antennae**

Parking..... **Driveway**

No of Parking Spaces **2**

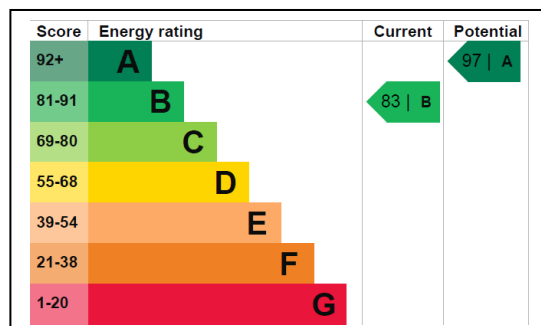
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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**



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AVAILABLE:

Date 1st August 2026

RENT:

£1450 per calendar month.

RENTAL DEPOSIT

£1673.08 (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

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.

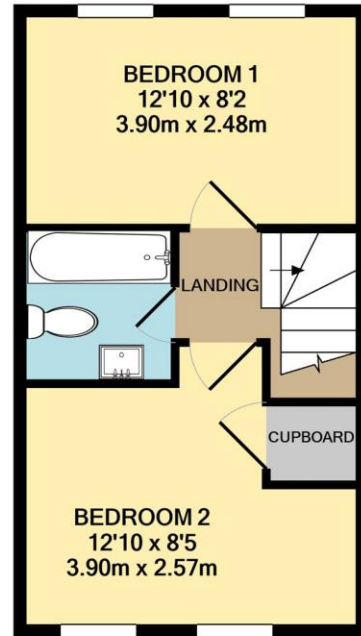
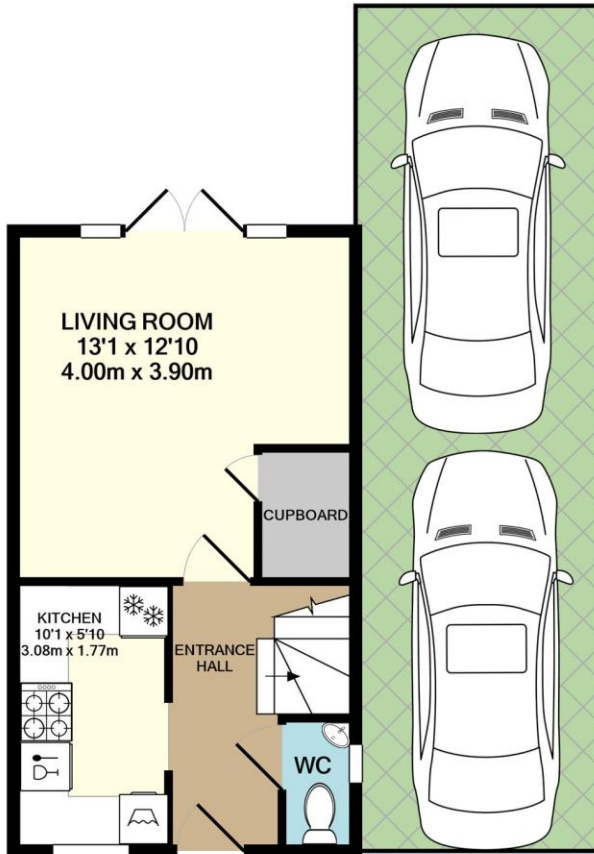
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1ST FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 297 SQ.FT.
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 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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1ST FLOOR

41 MOOR POND CLOSE, BICESTER, OXFORDSHIRE. OX26 6GA

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