

MJM
ESTATES

Temple Pattle, Brantham, Manningtree, CO11 1RW
£950pcm Unfurnished



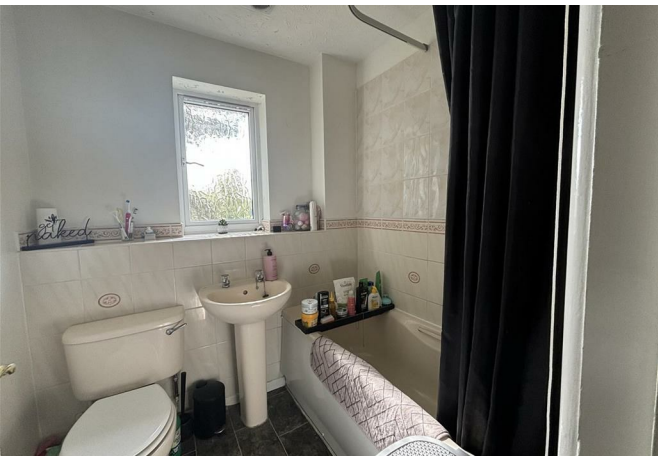


Temple Pattle, Brantham

Manningtree, CO11 1RW

- Enclosed rear garden
- Electric heating
- Parking space

Unfurnished two bedroom property located on this popular residential development whilst the market town of Manningtree is only a short drive away with its mainline train station (London Liverpool street approximately one hour) shops, bars cafés library and sailing club. The property comprises in brief:- Entrance hall with stairs to first floor. The modern kitchen is located at the front of the property with double glazed window base and eye level cupboards. Lounge with doors opening onto rear garden. On the first floor there are two bedrooms, the master bedroom situated at the front of the property. Bathroom with bath WC and hand basin



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Entrance Hall

Front entrance door. Stairs leading to first floor

Kitchen

10'2 x 5'10" (3.10m x 1.78m)

Modern kitchen with base and eye level cupboards, double glazed window to front elevation.

Lounge

13'5 x 12'2 (4.09m x 3.71m)

Double glazed door to rear garden

First floor landing

Airing cupboard

Bedroom one 12'2 " x 11'2" max (3.71m " x 3.40m max)

Mirror fronted wardrobes. Double glazed windows to front. Electric panel heater

Bedroom two

9'10" x 7'7" (3.00m x 2.31m)

Double glazed window to rear. Electric panel heater

Bathroom

Bath with shower over. WC. Hand basin. Double glazed frosted window. wall mounted fan heater

Directions

From Manningtree proceed on A137 turn right and the round about then left onto Cattawade then right gin onto new village proceed for approx 900 yards turn right into Temple Pattle follow this road to the end where the proeprty can be found in front of you

Outside

Enclosed rear garden with patio. lawned area. Parking space close by

Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important Information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1096

Landlords restriction No smokers

EPC rating B (Current 57 - Potential 89)

We understand the property to be council tax band B Babergh district council

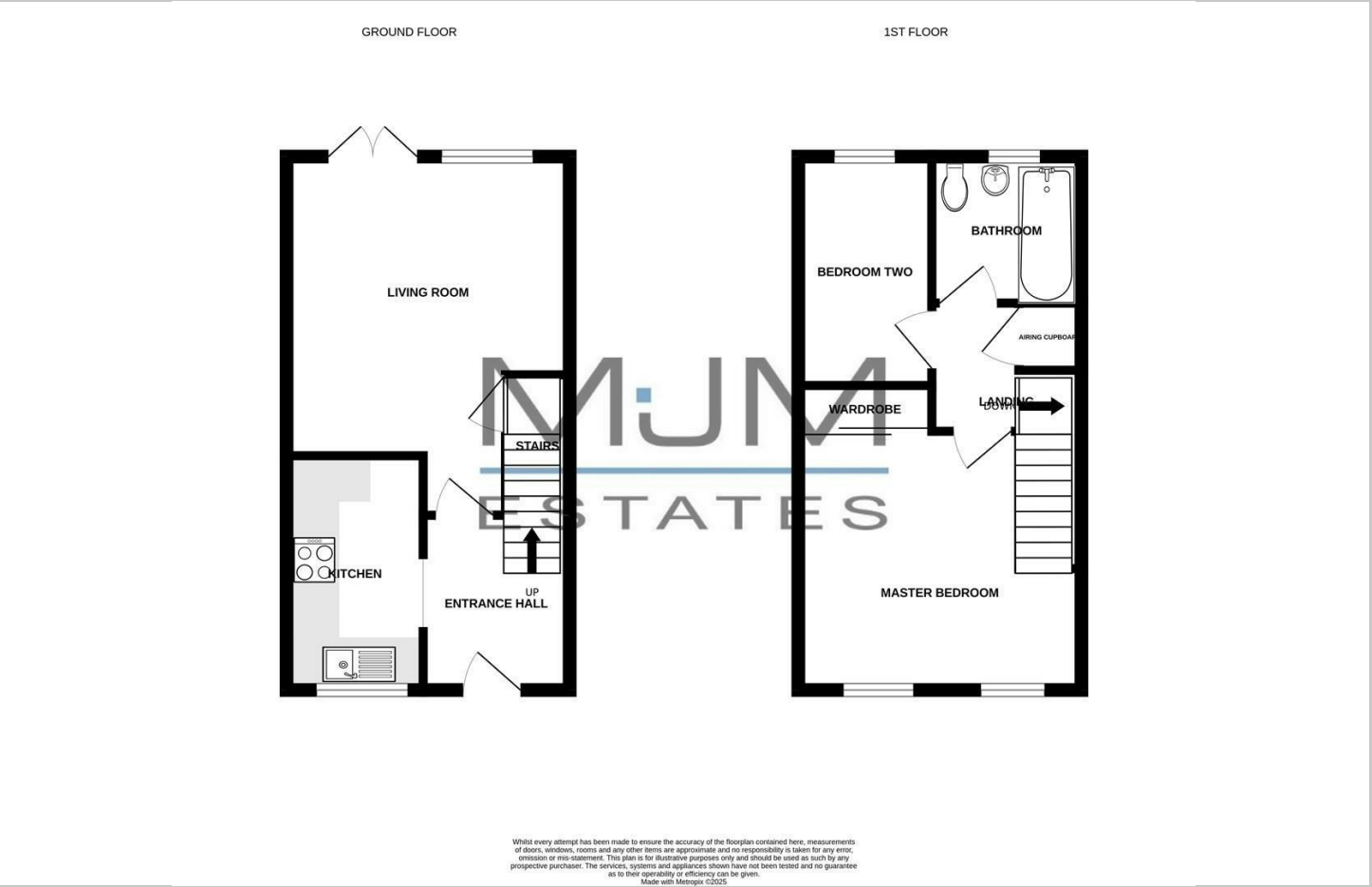
Available: Mid June 2025

We understand mains water, drainage, gas and electricity are connected to the property

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - December 2024).

Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone. , EE ,Three and O2 is likely . Data is limited EE Three 02 and Virgin (Ofcom Mobile Checker – December 2024)

Floor Plans



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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Location Map



Energy Performance Graph

