



Cotman Avenue, Lawford Dale, Manningtree, CO11 2LB
£1150pcm Unfurnished





Cotman Avenue, Lawford Dale, Manningtree, Essex CO11 2LB

- Garage
- Gas Heating
- Good size master bedroom
- Easy access to Manningtree mainline train station

Unfurnished two bedroom semi detached property located on this popular residential development with easy access to Manningtree mainline train station (London Liverpool street approximately one hour)



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Entrance hall
Double glazed front entrance door. Stairs leading to first floor

Lounge 15'5" x 9'10" (4.70m x 3.00m)
Patio doors leading onto rear garden and double glazed window to front elevation

Kitchen 8'5" x 8'3" (2.57m x 2.51m)
Double glazed door to side and double glazed window to rear elevation. Tiled flooring. Gloss front unit with base and eye level cupboards,. Tiled splash back. Oven and plumbing for washing machine

First floor

Master bedroom 15'5 x 8'8" reducing to 7'5" (4.70m x 2.64m reducing to 2.26m)

Bedroom two 7'3" x 6'6" (2.21m x 1.98m)

Bathroom
White suite comprising:- Paneled bath with shower, WC and hand basin with vanity unit under. Cupboard housing gas fired boiler. Double glazed window.



Outside and Gardens
Front garden laid to lawn with steps leading upto the front door. Access to rear garden via wooden side gate. Enclosed rear garden with patio area and steps upto lawn area with gate leading out on Garage. The driveway to the front of the garage is accessed from the road signed posted Cotman Avenue 55 - 59.

Important Information

The rent is exclusive of utilities and council tax.

Initial term 6/12 months

Deposit £1326

Landlords restriction No smokers and no pets would suite working professional couple.

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

Special note:- There are parking restrictions for on street parking. No parking Monday - Friday between 11am and 12pm. There are steps leading up to the property which may not be suitable for all.

Available: Approx Start of October 2025

The pictures shown in this brochure were taken before the current tenant took occupation.

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - July 2025).

Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone and Three. Outdoor good with O2, EE Three and Vodafone (Ofcom Mobile Checker -July 2025)

Holding Deposit

Prospective tenants are required to ay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/contribute towards the first months rent.

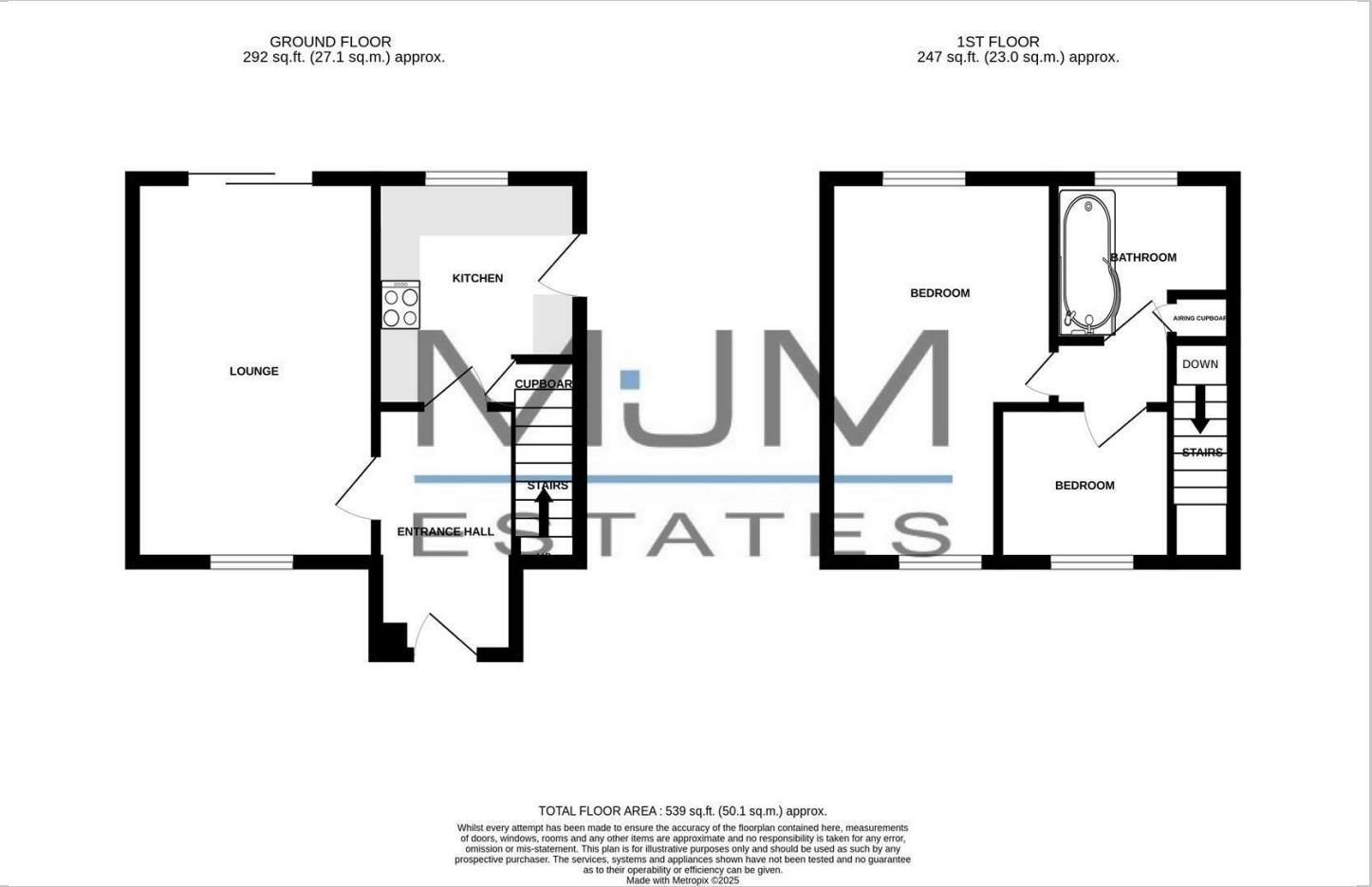
Directions

Proceed through Manningtree high street along Station road at the roundabout take the first exit onto Cotman Avenue follow the road anti clockwise past Hughes Stanton Way on the right you will find a walk way and the property is located on the left hand side of the walkway





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.

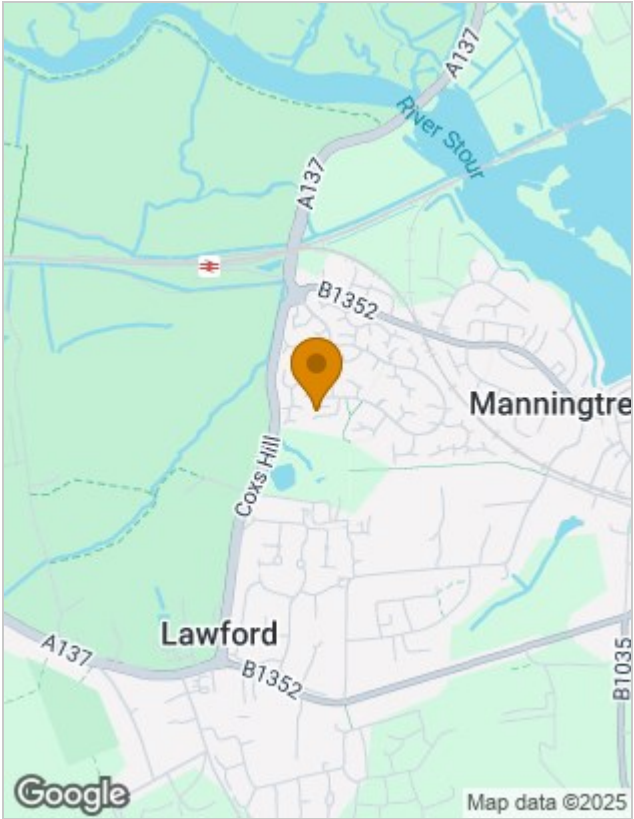
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

