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MANOR LANE, DOVERCOURT



FOR RENT @ £1100 pcm DEPOSIT £1250

*** RENOVATED DETACHED COTTAGE STYLE BUNGALOW ***

*** 3 DOUBLE BEDROOMS * LOUNGE * NEW KITCHEN***

*** NEW BATHROOM & EN-SUITE SHOWER ROOM ***

*** GAS C/H * UPVC DOUBLE GLAZING ***

*** POSITIVE VENTILATION SYSTEM ***

*** FRONT GARDEN & PRIVATE REAR PATIO ***

*** OFF STREET PARKING * AVAILABLE NOW ***

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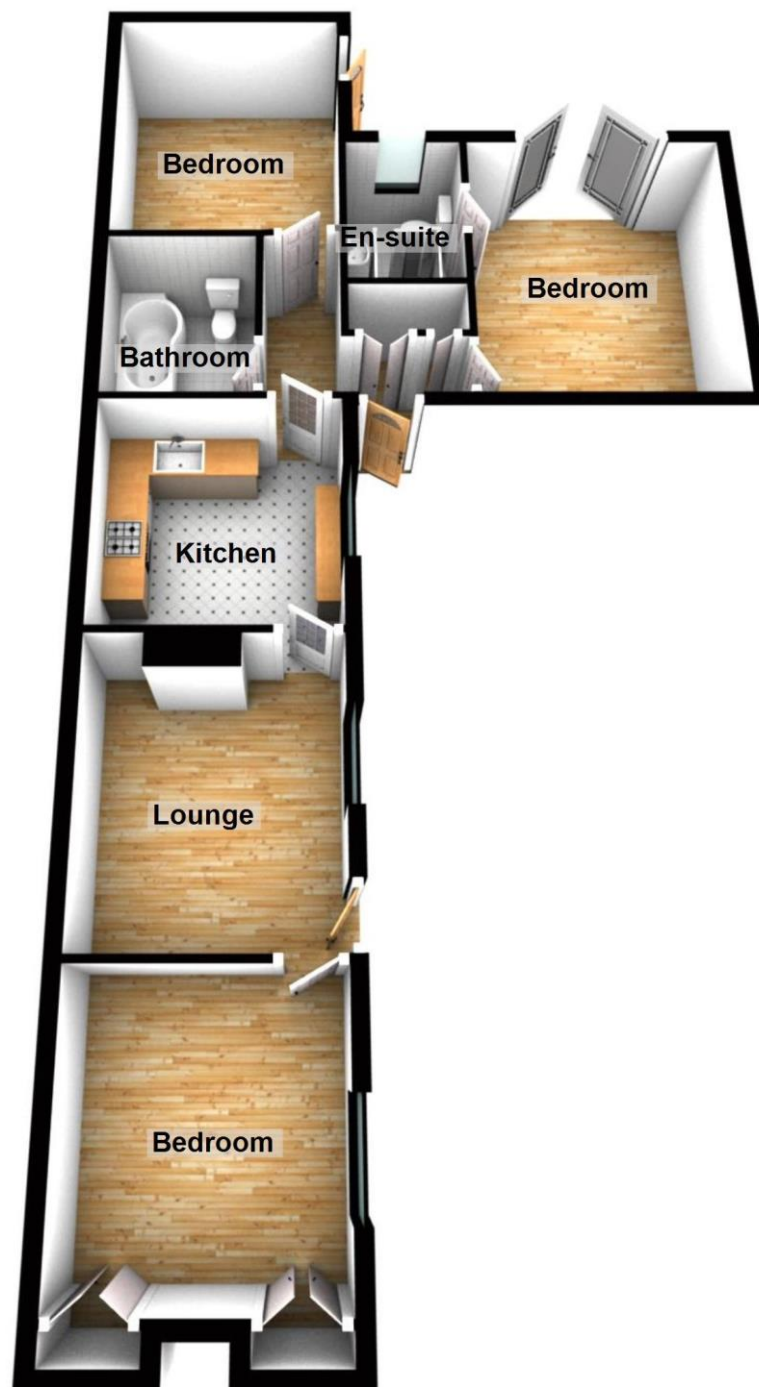


Manor Lane, Dovercourt, Harwich CO12 4EA

UPVC entrance door to: -

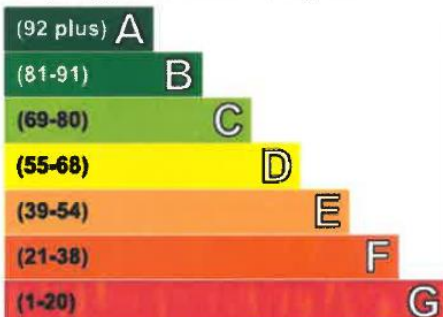
Lounge	11'10 (10'7 min) x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, fireplace with inset feature burner style electric fire, doors to bedroom 2 & kitchen.
New Kitchen	10' x 9'. Fitted solid oak worktops with drawers & cupboards under, floating solid oak eye level shelving with under lighting, built in oven, hob & stainless-steel chimney extractor fan, butler sink with chrome mixer spray taps, tiled splash backs, cupboard housing gas boiler, radiator, vaulted ceiling, laminate floor, UPVC double glazed window to side, door to: -
Rear Hall	UPVC part glazed door to front, large built in utility cupboard with plumbing & space for washing machine & tumble dryer, laminate floor, doors to bathroom & bedrooms 1 & 3.
Bedroom 1	12'8 x 11'. UPVC double glazed French doors to rear garden, radiator, laminate floor, sunken lighting, door to: -
En-Suite	New white suite comprising large walk-in shower cubicle with rainfall shower, pedestal hand wash basin, close-coupled WC, chrome heated towel rail, part tiled walls, tiled floor, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, UPVC double glazed opaque window to rear.
Bedroom 3	11'8 x 9'9. UPVC double glazed French door to rear garden, radiator, laminate floor, sunken lighting.
New Bathroom	White suite comprising square p-shaped bath with chrome mixer taps & rainfall shower over & glazed screen, pedestal hand wash basin, close-couple WC, chrome heated towel rail, part tiled walls, heated mirrored wall cabinet with side lighting & internal shaver sockets, sunken lighting, extractor fan, tiled floor.
Bedroom 2	11' x 10'. UPVC double glazed window to side, radiator, laminate floor, vaulted ceiling, 2 built in wardrobes.
Outside	Block paved driveway providing off street parking for 2 cars. To the front is a lawn garden with flower borders, enclosed by walling & fencing. Path to the side leading to a private paved patio area at the rear which is enclosed by fencing. There is outside taps & security lighting to the front & rear.
Note	The owner has recently completed extending & renovating the property to a high standard including a new Spanish Slate Roof with a modern vented ridge & positive ventilation, new kitchen, bathroom, en-suite, UPVC double glazing & laminate flooring. The property has also been newly decorated both internally & externally and a new block paved driveway has been laid.
Council Tax	Band A: £1,228.49 pa (April 2021 – March 2022). Please note this banding was set before the property was extended so this will be re-viewed and most likely increase once the property has been let.

Ground Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.