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## ***ST MICHAELS ROAD, DOVERCOURT***



**FOR RENT @ £2,000pcm    DEPOSIT £2,300**

- \* LARGE DETACHED HOUSE WITH SEA VIEWS \****
- \* CUL-DE-SAC LOCATION CLOSE TO SEA FRONT \****
- \* 4 DOUBLE BEDROOMS \* LIVING ROOM \* KITCHEN \****
- \* DINING ROOM \* ORANGERY \* STUDY \* CONSERVATORY \****
- \* CLOAKROOM \* RECEPTION HALL \* UTILITY ROOM \****
- \* GAS C/H \* DOUBLE GLAZING \* BATH & SHOWER ROOM \****
- \* 2 GARAGES & EXTENSIVE OFF-STREET PARKING \****
- \* 1/3 ACRE PLOT \* SOUTH FACING REAR GARDEN \****

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**St Michaels Road, Dovercourt, Harwich CO12 3RZ...**

**Outside storm porch with UPVC entrance door to: -**

<b>Reception Hall</b>	<b>14'9 (9'6 min) x 10'7.</b> Radiator, under stair cupboard, coved ceiling, stairs to first floor with large feature UPVC double glazed window to front, doors to all rooms except Orangery, Conservatory & Utility Room.
<b>Cloakroom</b>	White suite comprising vanity unit with concealed WC, hand wash basin with chrome mixer tap & pop-up waste, ½ tiled walls, chrome heated towel radiator, tiled floor, feature stained glass circular window to front.
<b>Study</b>	<b>6'2 x 6'2.</b> UPVC double glazed window to front, radiator.
<b>Living Room</b>	<b>17'4 x 12'.</b> UPVC double glazed windows to front & side, radiator, gas fireplace, UPVC French doors to: -
<b>Orangery</b>	<b>19' x 12'6.</b> UPVC double glazed windows to rear & both sides with fitted venetian blinds, electric heating, laminate floor, UPVC sliding patio doors to rear garden.
<b>Dining Room</b>	<b>15' (12' min) x 11' (12'4 max).</b> UPVC double glazed bay window to rear, coved ceiling, 2 radiators, part glazed double doors to Living Room.
<b>Kitchen</b>	<b>14'5 x 10'7 min.</b> Extensively fitted with eye level cupboards, work surfaces, base level drawers & cupboards, built in double oven, gas hob & cooker hood, integrated fridge freezer, dish washer & microwave, single drainer sink with mixer taps, tiled floor, radiator, coved ceiling with inset lighting, UPVC French door to Conservatory, UPVC double glazed window with fitted venetian blind, door to: -
<b>Utility Room</b>	<b>8'3 x 5'9 (8' max).</b> Fitted gloss white units comprising eye level cupboards, worksurfaces, base level drawers & cupboards, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine (non-maintained washing machine can remain), ½ tiled walls, UPVC double glazed window & UPVC door to front.
<b>Conservatory</b>	<b>10' x 8'.</b> UPVC double glazed windows to rear & both sides with fitted venetian blinds, tiled floor, convector heater, UPVC glazed door to rear garden.
<b>Landing</b>	Radiator, airing cupboard housing hot water cylinder, loft hatch with fold down ladder, doors to all rooms.
<b>Bedroom 1</b>	<b>17'5 x 12'.</b> UPVC double glazed windows to side & rear with sea views, radiator, coved ceiling.
<b>Bedroom 2</b>	<b>12'10 (10' min) x 11'.</b> UPVC double glazed bow window to rear with sea views, 2 radiators, coved ceiling.
<b>Bedroom 3</b>	<b>10' x 9'7 min.</b> UPVC double glazed window to rear with sea views, radiator, 2 built in wardrobes & chest of drawers.
<b>Bedroom 4</b>	<b>10'5 x 9'7.</b> UPVC double glazed window to front, radiator.
<b>Bath &amp; Shower Room</b>	<b>10'9 x 6'.</b> White fully tiled suite comprising shower pod, close-coupled WC, vanity hand wash basin with chrome mixer tap & pop-up waste, bidet, double ended bath with chrome mixer tap & pop-up bath, extractor fan, chrome heated towel radiator, inset ceiling lighting, dual UPVC opaque double glazed windows to side.
<b>Outside</b>	There is a wrought iron gate leading to large block paved driveway providing extensive parking & turning circle. 2 individual <b>GARAGES</b> to one side of the property measuring <b>18' x 11'9 &amp; 18' x 9'7</b> , both with up & over type doors, windows & private doors to the rear garden. To the front are mature shrubs & trees, outside lighting & electric points, pedestrian gate to one side leading to the rear. To the other side of the property is a lawned garden with mature shrubs which is open to the south facing lawn rear garden with shrub beds & borders, outside tap, large paved patio area.
<b>Council Tax</b>	Band E £2,652.20 pa (April 2025 – March 2026).
<b>Note</b>	This property benefits from being offered for rent part or unfurnished.