



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



HEATH ROAD, TENDRING, CO16 0BX

£2,100 PCM

Lamb and Co are pleased to offer for rent this new build property that consists of, spacious rooms and classic design meet with contemporary styling to offer a luxury family home. Finished to a high standard throughout and positioned in the sought after village of Tendring, Willow House features open plan living, a utility room, two en-suites and an integral garage.

- Available Immediately
- Two En-Suites
- No Pets
- New Build
- Sought After Village Location
- Council Tax - F
- Integral Garage
- EPCC

SPECIFICATION

- Solar PV Panels
- EV Charger
- Electric Garage Door
- Landscaped gardens
- Kitchen with Quartz worktops and AEG appliances
- Underfloor Heating to Ground Floor
- Modern Bathroom Suites & Complimentary Tiling

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



CLOAKROOM

LOUNGE/ DINER

13'10 x 12'7 (4.22m x 3.84m)

KITCHEN

12'4 x 9'4 (3.76m x 2.84m)

UTILITY ROOM

10'4 x 7'0 (3.15m x 2.13m)

GARAGE

22'10 x 9'9 (6.96m x 2.97m)

FIRST FLOOR

LANDING



BEDROOM ONE

16'5 x 12'6 (5.00m x 3.81m)



EN SUITE

5'9 x 5'6 (1.75m x 1.68m)

DRESSING ROOM

6'6 x 5'6 (1.98m x 1.68m)

BEDROOM TWO

18'2 x 10'7 (5.54m x 3.23m)



EN SUITE

9'4 x 4'0 (2.84m x 1.22m)

BEDROOM THREE

16'9 x 10'5 (5.11m x 3.18m)



BEDROOM FOUR

13'9 x 10'5 (4.19m x 3.18m)



BATHROOM

9'3 x 8'0 (2.82m x 2.44m)

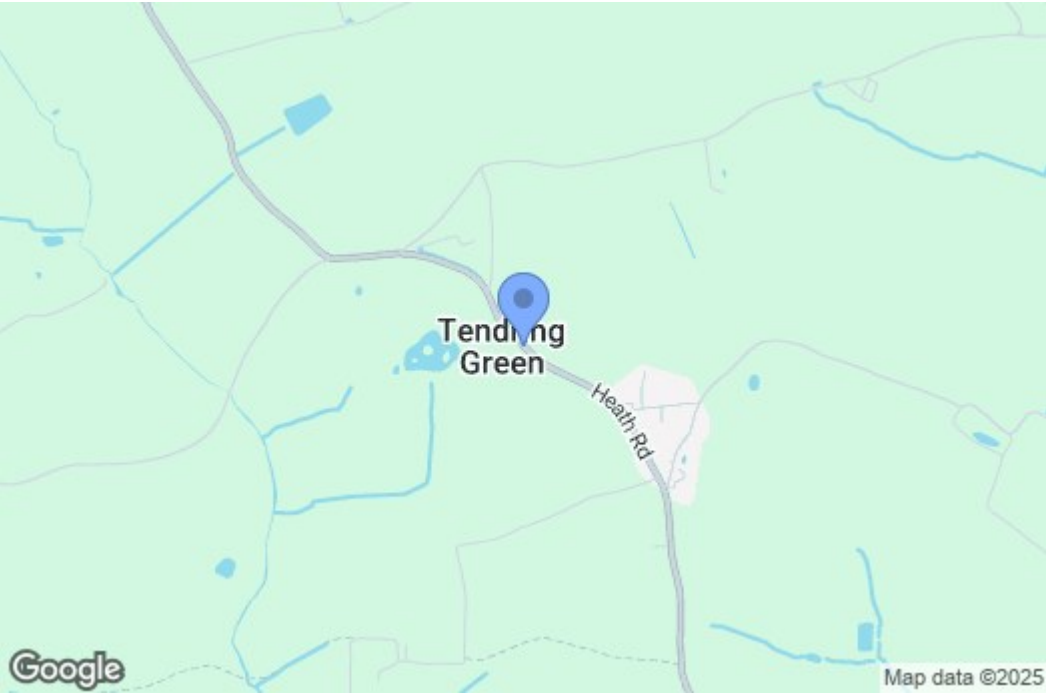
OUTSIDE

OUTSIDE REAR

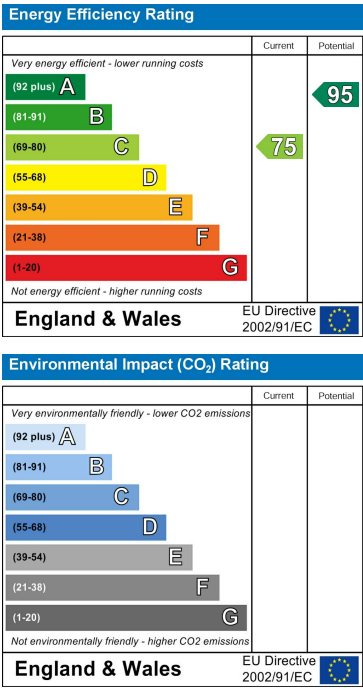
AGENTS NOTES

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

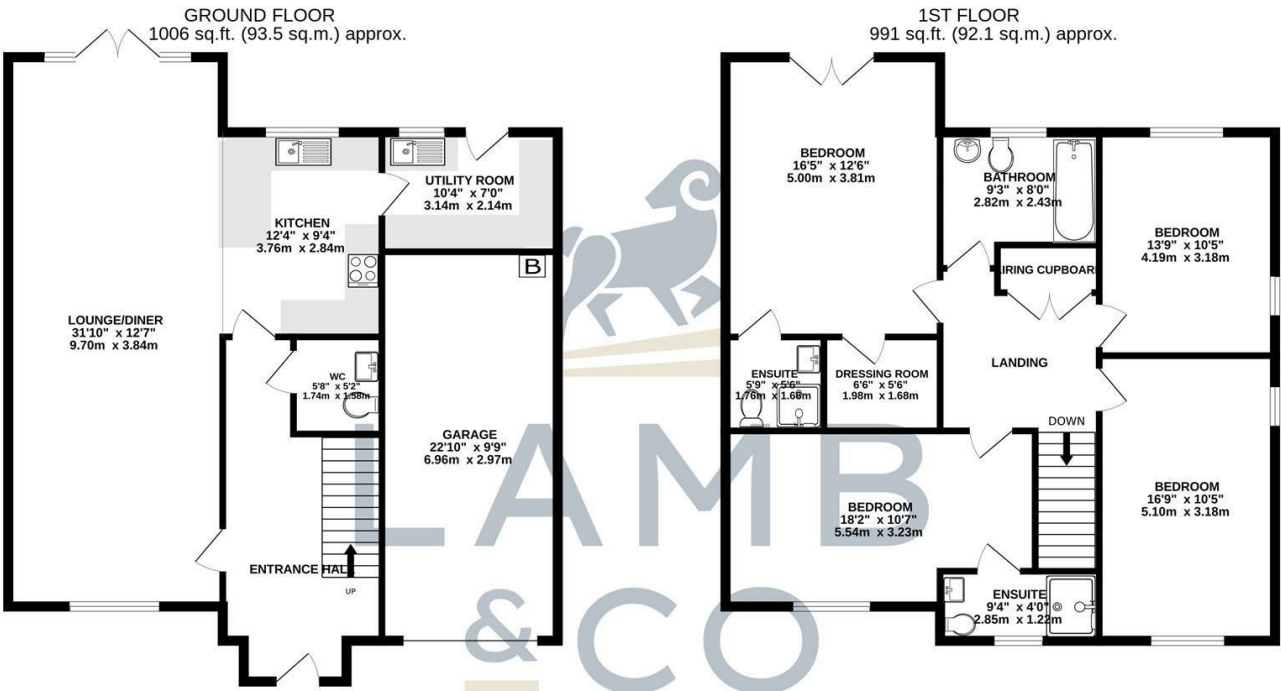
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1997 sq.ft. (185.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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