



2 SMEETHAM HALL COTTAGES

TO LET £734.99 PCM

, SMEETHAM HALL LANE, BULMER, CO10 7EU

NP NICHOLAS
PERCIVAL

**To Let: £734.99 pcm exclusive
Holding Deposit £160
Deposit £801
EPC: E46**

Attractive 3 bedroom fully modernised Cottage benefiting from modern kitchen and bathroom, maintained in good internal redecoration, fitted floor coverings and replacement double glazed windows. The rent includes £39.99 for fibre broadband.

Location

The Cottage is located in a favoured position with exceptional countryside views both to the front and rear. Attractive garden, outbuildings, garage, parking and garden.

Directions

From Sudbury, proceed into Ballingdon Street, turn right at the bottom of Ballingdon Hill into Bulmer Road. Proceed for about 1 mile, take the second turning on the right into Finch Hill, first turning on the left into Smeetham Hall Lane whereupon the Cottage will be found on the right side of the road.

Accommodation

Ground Floor

Entrance door to

Entrance Lobby

staircase to first floor

Sitting Room 14' 2" x 12' 1"

double glazed window to front, cupboard to side, night storage heater, large under stairs storage cupboard.

Kitchen 11' 4" x 8'

window to rear, stainless steel single drainer sink unit, range of wall and base units, extractor hood. Walk-in pantry with power. Door to

Bathroom

suite comprising bath with shower over, tiled surround, pedestal wash hand basin. Chromium heated towel rail, Dimplex convector heater, window to rear.

Rear Lobby

night storage heater, window and door to rear.

Separate W.C.

First Floor

Landing

Bedroom One

14' x 8' 10" plus large recess.

Window to front, night storage heater.

Bedroom Two

11' x 8' 4"

night storage heater, window to rear, airing cupboard with hot water cylinder.

Bedroom Three 8' 6" x 7' 10"

night storage heater, window to rear.

Outside

gardens to front and rear, outbuilding with power connected and further store. Coal bunker. Garden immediately to the rear, further area of garden to side. Single Garage with parking.

Viewing

Strictly by prior Appointment through the vendors letting agent
Nicholas Percival (Colchester) 01206 563222 or please email
info@nicholaspercival.co.uk our ref: RL802



IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;