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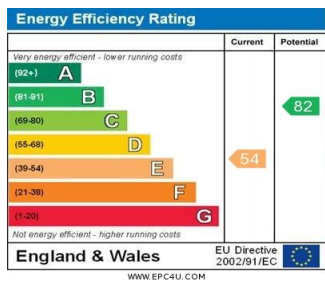


**Lane End Cottages**

**Rent: £1,150 pcm**

Birch Hall, Kirby-le-Soken

Energy Efficiency Rating E



**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenant: are advised to recheck the measurements.





### Property Description

Priory Estates are delighted to offer this three-bedroom semi-detached house, situated in the rural village of Kirby-le-Soken, this property offers front and rear farmland views whilst just being a short drive to local amenities. Also benefiting from two reception rooms and a garage, this property is available from the end of May on an unfurnished basis.

\*Please note these photos are from a previous listing\*



### Accommodation

Entrance Hall (3.38m x 2.46m)  
Lounge (3.38m x 3.23m)  
Kitchen/Diner (7m x 3.53m)  
Utility Room (2.80m x 1.25m)  
Bedroom 1 (3.38m x 3.23m)  
Bedroom 2 (3.65m x 3.38m)  
Bedroom 3 (3.23m x 2.80m)  
Bathroom  
WC  
Garage

### Features

Views Over Farmlands  
Oil Central Heating  
Gardens Front & Rear  
Garage & Parking  
Rural Location  
Two Reception Rooms



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,325 is required in deared funds prior to the commencement of the tenancy.

### Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

### Restrictions

Certain Restrictions have been placed on this property, please ask for details.