



COPTHALL LANE, THAXTED

ASKING PRICE – £1,800 PCM

- UNFURNISHED
- AVAILABLE IMMEDIATELY
- 2 BEDROOM END TERRACE
- OPEN PLAN FAMILY & DINING ROOM
- BI-FOLDING DOORS TO REAR GARDEN
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- GROUND FLOOR SHOWER ROOM
- 2 FEATURE FIREPLACES
- BUILT-IN STORAGE TO BOTH BEDROOMS
- ON-STREET PARKING
- REAR GARDEN WITH ENTERTAINING PATIO AND BBQ AREA

We are pleased to offer this unfurnished 2 bedroom end terrace house to let, nestled almost within the heart of Thaxted. The ground floor comprises of living room with feature fireplace, open plan family & dining room with bi-folding doors to rear, kitchen breakfast room with integrated appliances, and a shower room. To the top floor, there is a large landing (ideal space for a home office), two bedrooms enjoying built-in storage and a family bathroom. Externally, there is on-street parking and a rear garden split into two sections of entertaining patio with built-in barbeque & chiminea, as well as an artificial lawn and timber shed.





With panel and obscure glazed timber front door opening into;

Living Room 13'2" x 10'4"

With feature fireplace for electric fire, brick surround with oak bressummer, wall mounted and ceiling lighting, wall mounted radiator, TV and power points, sliding sash window to front, fitted carpet, door through to;

Open Plan Dining Family Room 19'8" x 17'9"

With bi-folding doors leading out to rear garden, vaulted area with ornate iron work, inset ceiling downlighting, stairs rising to first floor landing with storage cupboard beneath, wall mounted radiators, window to side, feature fireplace for electric fire with brick surround and oak bressummer, brick flooring, array of power points, large doors and openings to rooms, large opening and ornate window through to;

Kitchen Breakfast Room 20'8" x 8'11"

With array of eye and base level cupboards and drawers with complimentary stone worksurface and splashback, single bowl single drainer porcelain sink unit with mixer tap, further under sunk veg prep sink with mixer tap, 4-ring electric hob with stainless steel extractor fan above and oven under, undercounter integrated fridge-freezers, integrated washing machine and dishwasher, ornate arched window to front, inset ceiling downlighting, stable door to side, wall mounted radiator, brick flooring, ornate stone wall, array of power points.

Ground Floor Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, wall mounted chromium heated towel rail, full tiled surround, inset ceiling downlighting, extractor fan, tiled flooring.

First Floor Landing

A large landing measuring 14'6" x 10'7" with window to rear, exposed timbers to walls, inset ceiling and ceiling lighting, further display lighting, wall mounted radiator, telephone and power points, fitted carpet, ideal space for a home office, doors to rooms.

Bedroom 1 - 13'7" x 10'5"

With exposed timbers to wall, ceiling lighting, window to front, fitted wardrobes with vanity unit, wall mounted radiator, power points, fitted carpet.

Bedroom 2 – 10'9" x 9'5"

With window to front, wall mounted radiator, inset ceiling downlighting, further wall mounted lighting, TV and power points, fitted carpet, twin doors leading to walk-in wardrobe with slatted shelves and hanging rails.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with twin tap and tiled surround, integrated twin head shower with glazed shower screen, close coupled WC, vanity mounted wash hand basin with stone surface and mixer tap, half-tiled surround with electric vanity mirror above, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, window to rear, tiled flooring.

OUTSIDE

The Front

The front of the property is nestled almost within the heart of Thaxted with on-street parking opposite the property, pathway and step to front door, further side gate leading through to;

Rear Garden

Split into two sections of large entertaining patio with built-in barbeque and chiminea, food prep station with sink and cold water feed, flower beds and steps to a raised artificial lawn area with timber shed, all retained by close boarded fencing and brick walling, ample outside lighting, water points and power points can also be found.

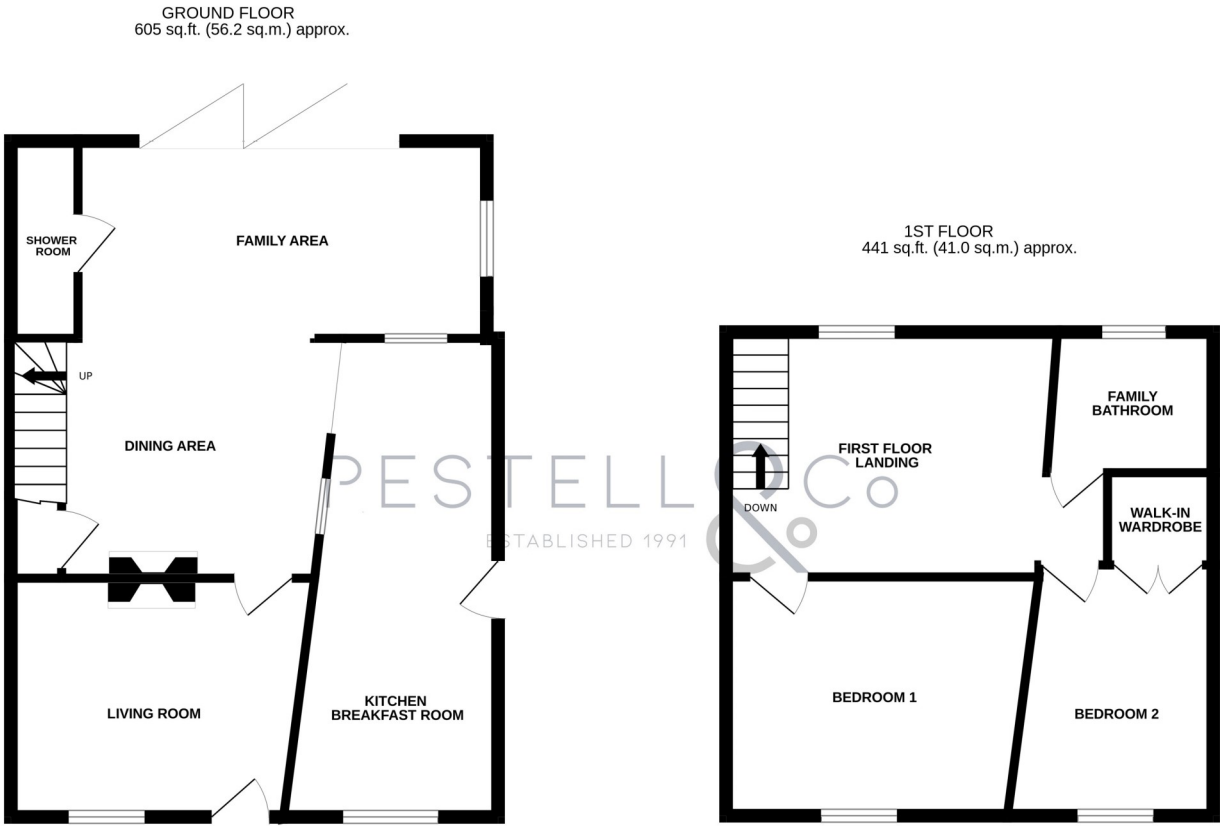


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

FLOOR PLAN



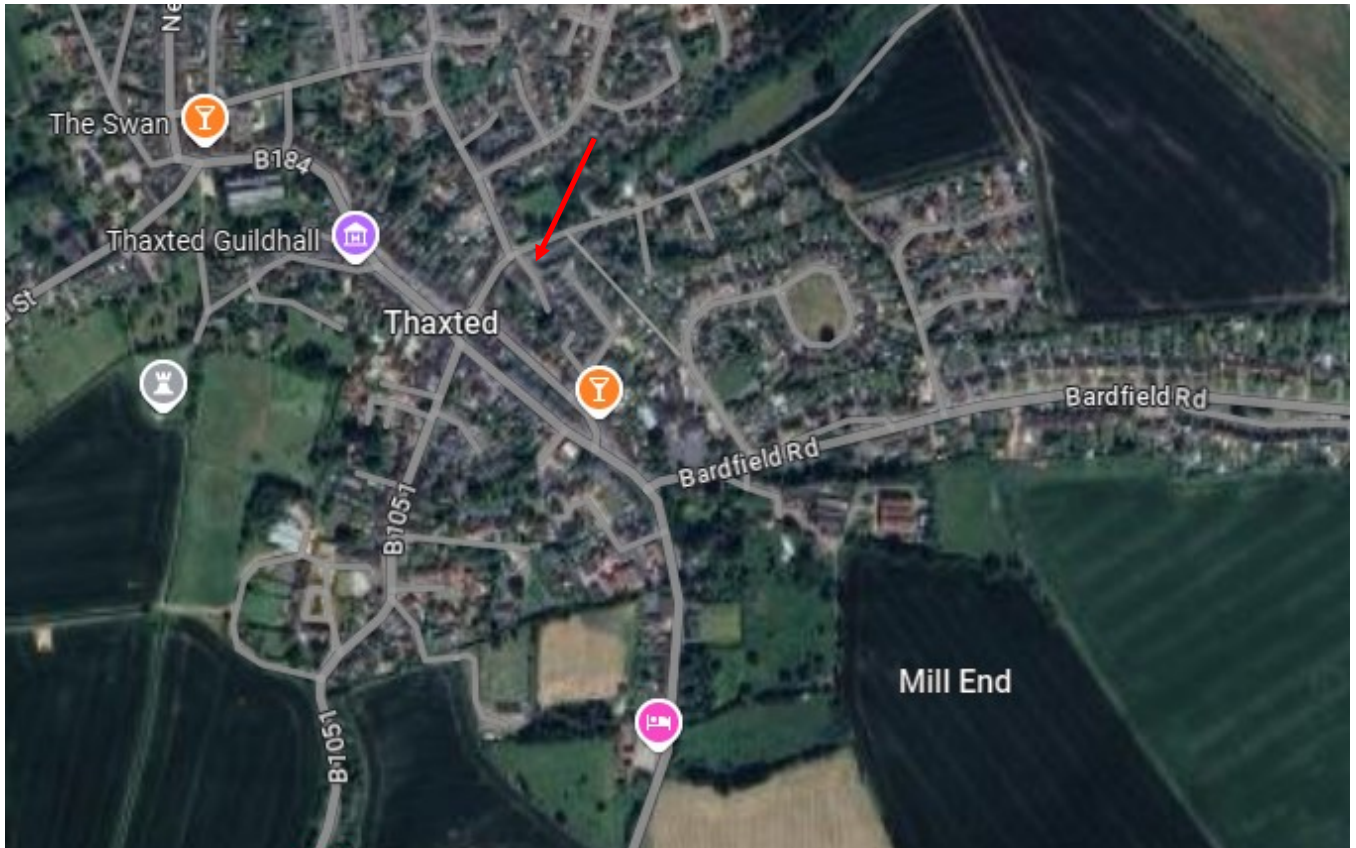
TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

Bridgefoot Cottages is excellently located within walking distance to the Thaxted high street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the North.



FULL PROPERTY ADDRESS

1 Bridgefoot Cottages, Copt Hall Lane, Thaxted,
Dunmow, Essex, CM6 2LG

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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