

# LUCAS

ESTATE AGENTS AND VALUERS

16 Victoria Place, Brightlingsea, Essex, CO7 0BX

Telephone: 01206 302639 'Fax: 01206 302874

E-mail: [info@lucasestates.com](mailto:info@lucasestates.com) Website: [www.lucasestates.com](http://www.lucasestates.com)



**71 NEW STREET, BRIGHTLINGSEA, ESSEX**

**A 2 BEDROOM SEMI-DETACHED COTTAGE TO LET AT A RENTAL OF  
£950 PER CALENDAR MONTH (EXCLUSIVE)**

- |                              |                            |   |
|------------------------------|----------------------------|---|
| * LOUNGE/DINER 22'3" x 10'7" | * KITCHEN 9'1" x 8'6" INC. | * |
| *                            | COOKER AND HOB             | * |
| * BATHROOM/WC/ SHOWER        | * BEDROOM 1. 11'1" x 10'6" | * |
| * BEDROOM 2. 10'7" x 7'6"    | * GAS CENTRAL HEATING      | * |
| * D/GLAZED WINDOWS & DOORS   | * 40 FT REAR GARDEN        | * |

**RENTAL: THE PROPERTY WILL BE LET ON A 12 MONTH SHORTHOLD  
TENANCY AT A RENTAL OF £950 PER CALENDAR MONTH (EXCLUSIVE)  
PAYABLE IN ADVANCE. £1095 DEPOSIT REQUIRED  
VIEWING BY APPOINTMENT THROUGH LUCAS ESTATE AGENTS.**

**ESTABLISHED 1935**

**Property Misdescription Act**

- 1) The seller has agreed that these particulars are correct and accurate description of their property. However, if there is any point which is of particular importance to you. Please contact the office and we will be pleased to check the information for you – particularly if contemplating traveling some distance to view the property.
- 2) These particulars are a general guide only to the property and do not form a part of any contract between buyer and seller.
- 3) Intending purchasers should not rely on these particulars as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 4) No one in our employ has any authority to make any representation or warranty in relation to this property.

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