



Detached: Dedham

Monthly £1,900

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Dedham is a picturesque village located in the City of Colchester district of Essex. It is situated near the River Stour which forms the border between Essex & Suffolk. The village is part of the Dedham Vale, an area of Outstanding Natural Beauty.

The nearest town to Dedham is the small market town of Manningtree.

This large 3 bedroomed beautiful character property is situated adjacent to Birchwood Farm Shop with easy access to the A12 both North and South bound.

DETAILS

LOCATION

Near to the village of Dedham, surrounded by extensive beautiful gardens is this spacious two reception, three bedroomed property.

THE PROPERTY

The main access is through the back door of the property, where you will find a boot room/utility area and cloakroom.

Ground Floor

- Boot Room/Utility - 10'10 x 5' - A useful room with plumbing for a dishwasher and space for a tumble drier and leading to
- Cloakroom - WC & wash hand basin
- Study - 12' x 7' - with sink; cupboards; radiator; window to side; laminate flooring; large walk-in cupboard for coat/shoe storage. This room leads to the
- Kitchen - 15' x 8' - Selection of wooden cupboards with green worktops; boiler; oven; space for fridge/freezer; window overlooking the side garden. Doors leading to lounge and dining room
- Lounge - 19' x 15' - A delightful bright room with french doors leading to a patio area at the back and bay window to the front; radiator; carpeted; decorative fireplace surround.
- Dining Room - 13' x 10'10 - Another lovely room with large bay window to front aspect; radiator; carpet; door to porch leading to front door a further door gives access to a large pantry and another door leads to the stairs to first floor:-

First Floor

- Bedroom 1 - 13' x 11' - Bright room with windows to front and side; radiator; carpet; wash hand basin; fitted wardrobes to one wall
- Bedroom 2 - 11' x 8' - Window to front; radiator; carpet; fitted wardrobes
- Bedroom 3 - 12' x 8' - Window to side; radiator; carpet; fitted wardrobes
- Shower Room - 8' x 8' - Window to side; radiator; carpet; corner shower.
- Bathroom - Bath with shower over; vanity basin unit. Separate WC

EXTERNALLY

Stunning gardens surround the property and incorporate a useful shed and a separate brick built storage area ideal for garden furniture.

The property is served by oil fired central heating and private drainage.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band E

EPC

The property is classed as Band F

TERMS

The property is to be let on an Assured Shorthold Tenancy. A five week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.