



HONEY TYE, LEAVENHEATH, COLCHESTER, CO6

£1,600 PCM





We are delighted to offer to the rental market this four-bedroom bungalow, situated in Leavenheath, the property comprises of a large lobby, lounge, spacious kitchen, family bathroom, en suite, conservatory, further benefitting from gas central heating and off road parking, this property is offered unfurnished and is available 24th May. An extra £25 a month for pets will be charged on top of the rent. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Wooden door into large lobby



LOBBY

6' 5" x 6' 0" (1.96m x 1.83m) UPVC double glazed window to the front, radiator, wood flooring

LOUNGE

13' 9" x 13' 3" (4.19m x 4.04m) UPVC double glazed window to the side, French doors to conservatory, wood burning fire, radiator, wood flooring.



KITCHEN

12' 6" x 9' 1" (3.81m x 2.77m) UPVC double glazed windows to the front and side, eye level and base units with over worktops, electric hob/ oven, sink, extractor fan, dishwasher, space for washing machine and fridge/ freezer, wood flooring.

CLOAKROOM

Low level wc, hand wash basin, wood flooring.

CONSERVATORY

Large conservatory, 2 x radiators, wood flooring.



BEDROOM ONE

15' 2" x 9' 5" (4.62m x 2.87m) UPVC double glazed window to the front, 2 x radiators.

BEDROOM TWO

UPVC double glazed window to the side, built in cupboards, radiator, fitted carpet.

BEDROOM THREE

13' 2" x 10' 5" (4.01m x 3.18m) UPVC double glazed window to the rear, radiator, door to en suite.

ENSUITE

Shower with glass screen, vanity hand wash basin, low level wc, radiator.



BEDROOM FOUR

10' 2" x 7' 9" (3.1m x 2.36m) UPVC double glazed window to the rear, radiator.

BATHROOM

9' 3" x 8' 2" (2.82m x 2.49m) Bath with over shower, low level wc, hand wash basin, heated towel rail, sky light with velux window.

PARKING

Off road parking.

Rent: £1,600.00

Holding Deposit: £369.23

Security Deposit: £1,846.15





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		