



23 Church Road, Tiptree, Colchester, CO5 0LA

£1,500 Per Month

- Two Double Bedroom Bungalow
- Modern Bathroom & Kitchen
- Off Street Parking
- Available Now
- Recently Refurbished
- Large Rear Garden
- Popular Village Location
- Unfurnished

Entrance Hallway

With doors to:

Living/Dining Room

A good sized light room with windows to side and rear aspects and French doors opening into to the rear garden.

Kitchen/Breakfast Room

A modern kitchen comprising of one and a half stainless steel sink and drainer with mixer tap over all inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with extractor hood over and single electric oven under. Plumbing for washing machine and dishwasher. Space for fridge freezer. Window to rear aspect. Door to:

Sun Room

A useful timber built room with doors to the front and rear garden.

Bedroom One

A double bedroom with window to front aspect.

Bedroom Two

A double bedroom with window to front aspect.

Bathroom

A modern white suite with panel bath, low level WC, vanity wash hand basin with storage under. Shower cubicle with power shower. Heated towel rail. Window to side aspect.

Outside

To the front of the property is off street parking for several vehicles with a good sized lawn area with well stocked borders planted with numerous mature plants and shrubs. Pedestrian and vehicular access to the rear garden which commences with a patio area and then opening to a large lawned garden with again many mature plants and shrubs. Timber build shed with power and light connected. All enclosed.

Council Tax Band:

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1730.00

Council Tax Band: C

Availability: NOW

EPC Rating: 57 - D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.