



**Blairmont Cottage, 121 Harwich Road, Little Clacton, Clacton on Sea,
CO16 0NU
£1,300 PCM**

- Two Double Bedrooms
- Spacious Accommodation
- Allocated Parking
- Unfurnished
- Detached Property
- Private Rear Garden
- Available early June 2024

ENTRANCE HALL

13'5" x 9'8"

With stairs rising to the first floor landing. Under stairs storage cupboard. Cloak room. Doors to:

KITCHEN/DINER

20'7" x 20'1"

A modern kitchen comprising a stainless steel sink and drainer with mixer tap above, inset into square edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Integrated fridge and freezer. Integrated dishwasher. Windows to front and rear aspects. Door to:

UTILITY ROOM

7'11" x 16'6"

With matching low level and wall matching cupboards. Worksurface with stainless steel sink and drainer and mixer tap above. Washing machine and tumble dryer available. Door to rear garden.

SITTING ROOM

20'2" x 19'10"

A large sitting room with windows to side and rear aspect. Electric fireplace.

LANDING

Window to front aspect. Doors to:

BEDROOM ONE

14'7" x 11'8"

A double bedroom with storage space. Door to:

EN-SUITE BATHROOM

7'9" x 5'5"

White suite with panel bath and shower attachment over. Low level WC and pedestal wash hand basin.

BEDROOM TWO

15'7" x 11'8"

A double bedroom with door to:

EN-SUITE SHOWER ROOM

6'6" x 5'7"

Shower cubicle with power shower, low level WC and pedestal wash hand basin.

OUTSIDE

To the front there is no garden area but off street parking for two cars. To the immediate rear of the property there is a small concrete patio area which opens up to the main rear garden which is around 50ft x 40ft laid to lawn.

VIEWINGS

Strictly by prior appointment with the Letting Agent.

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		73	
(69-80) C			
(55-68) D			
(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: £1,500.00

Council Tax Band: C

Availability: 8th June 2024

EPC Rating: 73 - C

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.