



8 Kiltie Road, Tiptree, Colchester, CO5 0PX

£1,650 Per Month

- Four Bedroom Detached House
- Large Kitchen/Breakfast Room
- En-Suite, Family Bathroom & Cloakroom
- Unfurnished
- Popular Residential Location
- Lounge, Dining Room & Utility Room
- Available 5th August 2024

Entrance Hallway

12'0" x 7'1"

Window to front aspect, radiator, under stairs storage cupboard. Stairs leading to first floor landing. Doors to:

Cloak Room

2'8" x 6'8"

Window to front, radiator, extractor fan, low level W.C , hand wash basin.

Dining Room

10'10" x 10'7"

Bay window to front aspect. Radiator.

Lounge

16'7" x 10'9"

Being well lit by door and windows to rear aspect. Radiator. Open fireplace with limestone surround and hearth.

Kitchen/Breakfast Room

13'1" x 14'3"

Windows and door to rear garden, fitted with a range of base and wall units incorporating a stainless steel one and half sink and drainer with mixer tap, eye level double oven, four ring gas hob with stainless steel extractor hood over, tiled splash back, space for dishwasher and fridge/freezer. Radiator. Door to:

Utility Room

5'2" x 6'8"

A range of base and wall units, tiled splash back, door to side, radiator, space and plumbing for washing machine and tumble dryer.

Landing

7'1" x 10'11"

Airing cupboard. Doors leading to:

Bedroom One

11'9" x 14'6"

A double bedroom with built in wardrobes and window to front aspect. Door to:

Ensuite

3'10" x 10'8"

Window to side, part tiled, radiator, shower cubicle, low level W.C and hand wash basin.

Bedroom Two

9'10" x 10'1"

A double bedroom with window to rear aspect.

Bedroom Three

11'7" x 6'11"

Window to front, radiator and fitted wardrobes.

Bedroom Four

6'5" x 7'7"

Window to rear, radiator and fitted wardrobes.

Bathroom

6'5" x 6'9"

Window to rear, part tiled, radiator, panel enclosed bath with shower attachment, low level W.C and hand wash basin.

Outside

Gated access leading to a block paved driveway providing parking for numerous vehicles with separate gate leading to garage with up and over door, there is side access to rear garden. The rear garden is mainly laid to lawn with a flower and shrub border and a further raised decked seating area.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1903.00

Council Tax Band: E

Availability: 5th August 2024

EPC Rating: D - 62

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

Council Tax Band:

E

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

