

**Property Consultants** 









# 89 Gavin Way, Highwoods, Colchester, Co4 9FF, CO4 9FR

# £1,350 Per Month

- Three Bedroom Family Home
- Gas Central Heating
- Available Now

- Popular North Colchester Location
- Private Rear Garden
- Unfurnished

# Entrance/Hallway

Doors leading to:

#### W/C

Low level W/C and pedestal hand wash basin.

#### Kitchen

12'1" x 8'9"

Comprising stainless steel one and half bowl sink and drainer with mixer tap over, inset into a rolled edge worksurface with cupboard's and drawers under. Matching range of eye level wall mounted units. Four ring gas hob with extractor hood over. Space for fridge freezer, plumbing for washing machine and dishwasher. Window to front aspect.

# **Living Room**

12'8" x 15'5"

A large living room with patio doors leading to the rear garden.

#### Landing

Doors leading to:

#### **Bedroom One**

12'7" x 12'0"

A double bedroom with built in wardrobes. Window to front and door leading to:

#### **En-Suite**

With low level w/c, enclosed shower cubicle and pedestal hand wash basin.

#### **Bedroom Two**

16'0" x 8'5"

A spacious double bedroom with an built in wardrobe. window to the front and rear.

# Bathroom

A white suite comprised of a panelled bath, low level w/c and pedestal hand wash basin. Window to rear.

# **Bedroom Three**

10'3" x 8'4"

A single bedroom with window to rear aspect.

#### Outside

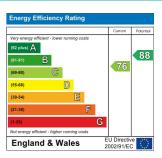
A private garden to the rear comprised of patio stones and laid lawn.

Council Tax Band:

C

**EPC Rating:** 

C



# **Tenancy Information**

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1,557.00 Council Tax Band: C Availability: End of June EPC Rating: c - 76 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not consitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.