



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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: £1,557.00

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.