

Property Consultants





33 Fingringhoe Road, Colchester, CO2 8EA

£1,000 Per Month

- Two Bedrooms
- Period Cottage
- Courtyard Garden
- Unfurnished

- South Side of Colchester
- Off Street Parking
- Available Beg/Mid August

Entrance Hall

3'1" x 6'0"

With doors leading to:

Kitchen

8'2" x 10'9"

Comprising of eye level and under counter storage, Bosch single oven, electric four ring hob, overhead extractor hood and stainless steel sink. Window to rear aspect. Door leading to:

Living Room

17'5" x 11'6"

Windows to front aspect.

Bathroom

5'4" x 6'1"

Comprising of a white suite of a pedestal wash hand basin, low level w/c, panelled bath and shower over. Window to rear aspect.

Bedroom One

12'0" x 12'0"

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

Bedroom Two

8'2" x 8'1"

Window to rear aspect.

Outside

To the rear of the property is a courtyard garden enclosed by panel fencing. To the front, there is a driveway with space for two cars.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1153.00 Council Tax Band: B

Availability: Early/Mid August

EPC Rating: D

No Pets

Non Smokers

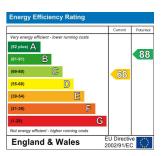
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

В

EPC Rating:

D



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.