



## 4 Tew Close, Tiptree, Colchester, CO5 0RW

£1,500 Per Month

- Three Bedroom Detached House
- En-Suite & Family Bathroom
- Available Now
- Garage and Gated Off Road Parking
- Gas Central Heating
- Unfurnished

## 4 Tew Close, Colchester CO5 0RW

A well presented three bedroom detached home situated in the popular village of Tiptree with its excellent range of shops, schools and local amenities. The property offers spacious accommodation with well maintained gardens and a detached garage. The property is available now and comes unfurnished.



Council Tax Band: D



### Entrance/Hallway

With stairs rising to first floor landing. Doors opening into the kitchen, living room and :

### Cloakroom

6'0" x 2'11"

With low level WC and wash hand basin. Window to side aspect.

### Living Room

15'3" x 10'11"

With bay window to front aspect and opening to:

### Dining Room

9'4" x 8'3"

With Patio doors opening into the rear garden.

### Kitchen

10'3" x 8'11"

Fitted with a range of units including one and a half bowl sink and drainer with mixer tap over inset into rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Inset four ring gas hob with extractor fan over and double electric oven under. Space for fridge/freezer and plumbing for washing machine. Window to rear aspect and door to outside.

### Bedroom One

10'1" x 10'7"

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

### En-suite

4'6" x 4'1"

Shower cubicle with electric shower. Low level WC and wash hand basin. Window to side aspect

### Bedroom Two

10'7" x 8'4"

A double bedroom with built in wardrobe and window to rear aspect

### Bedroom Three

7'7" x 9'1"

With window to rear aspect.

### Bathroom

6'2" x 6'11"

With panel bath and shower attachment over, low level WC and pedestal wash hand basin. Window to side and front aspect.

### Outside

To the front of the property is a lawned front garden with shrub borders and retained by hedge, driveway leading to gates with further parking to side of property leading to the garage with up and over door and power and light connected. Pedestrian side access to the rear garden. The rear garden commences with a patio area, with the remaining laid to lawn with tree and shrub borders.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 18 Months

Deposit: £1730.00

Council Tax Band: D

Availability: NOW

EPC Rating: C - 70

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.



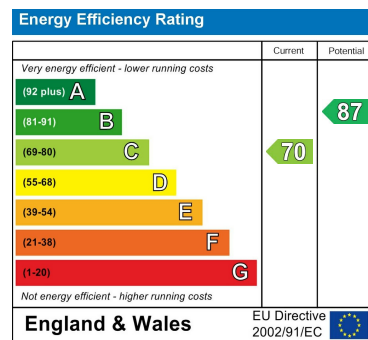
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to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

## Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

## EPC Rating:

C



Floor 0



Approximate total area<sup>®</sup>  
799.27 ft<sup>2</sup>  
74.25 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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