



27 Twining Road, Colchester, Essex, CO3 9XG

£1,300 PCM

- Three Bedroom Family Home
- Off Street Parking
- Available June 2025
- Popular Location
- Private Rear Garden
- Unfurnished

ENTRANCE HALL

With stairs rising to the first floor landing. Built in storage cupboard. Double doors leading to the:

LOUNGE

14'9" x 11'6"

A good sized bright room with bay window to the front aspect. Under stairs storage cupboard and door to:

KITCHEN/BREAKFAST ROOM

14'6" x 9'2"

A modern fitted kitchen with stainless steel single sink and drainer and mixer tap over, inset into a rolled edge work surface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing five ring gas hob and double electric oven. Plumbing for a washing machine and tumble dryer or dishwasher. space for fridge/freezer. Window and doors into rear garden.

LANDING

With doors leading to:

BEDROOM ONE

11'7" x 8'6"

A double bedroom with built in wardrobes. Window to front aspect.

BEDROOM TWO

10'7" x 8'5"

A double bedroom with built in wardrobe. Window to rear aspect.

BEDROOM THREE

8'6" x 5'8"

A single bedroom with window to front aspect.

BATHROOM

Comprising bath with shower attachment over, low level WC and pedestal wash hand basin. Window to rear aspect.

OUTSIDE

To the front of the property is off street parking for two vehicles. Pedestrian access to the rear garden which is all enclosed.

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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: £1,500.00

Availability : End of June 2025

EPC Rating: 74 - C

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.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Register Interest"