



10 Jackdaw Drive, Stanway, Colchester, Essex, CO3 8WD

£1,500 PCM

- Spacious Three Bedroom Family Home
- Popular Family Location
- Close to Local Schools
- Unfurnished
- Well Presented Throughout
- Close to A12 & Tollgate Retail Park
- Available Early July 2025

ENTRANCE HALL

5'10" x 10'0"

With stairs rising to the first floor landing. Doors leading to:

CLOAKROOM

2'11" x 5'8"

Low level WC, vanity wash hand basin. Window to front.

LOUNGE

15'5" x 13'3"

A good sized room with dual aspects to the front and rear. French doors opening into rear garden.

KITCHEN/DINER

8'10" x 15'6"

Comprising of a one and half bowl stainless steel sink and drainer with mixer tap over inset into a granite worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Inset electric oven and grill with four ring gas hob and extractor hood over. Additional granite worksurface with plumbing for washing machine and space for dishwasher. Space for fridge/freezer. Window to front. French doors opening to rear garden.

LANDING

9'1" x 3'6"

With doors leading to:

BEDROOM ONE

8'11" x 11'2"

A double bedroom with window to front aspect. Built in mirrored wardrobes. Door to:

ENSUITE

8'11" x 3'11"

Double width shower cubicle with power shower. Low level WC, vanity wash hand basin. Window to rear aspect.

BEDROOM TWO

10'9" x 8'0"

A double bedroom with window to front.

BEDROOM THREE

7'1" x 6'6"

A double bedroom with window to rear.

BATHROOM

7'0" x 6'2"

Comprising panel with shower rinser and mixer taps. Low level WC and pedestal wash hand basin. Window to front.

OUTSIDE

The landscaped rear garden commences with a block paved patio area and the remainder is mainly laid to Astroturf with raised covered decking area to the rear. All fully enclosed by wooden panel fencing and a brick wall.

The property benefits from a driveway to the side providing off road parking for two vehicles, with gated side access through to the rear garden.

Council Tax Band:

D

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(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: £1730.00

Council Tax Band: D

Availability: 12th July 2025

EPC Rating: B- 84

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"