



33 Oxtan Close, Rowhedge, Colchester, CO5 7JN

£1,100 PCM

- Two Double Bedrooms
- Modern Kitchen
- Countryside Views
- Unfurnished
- Top Floor Apartment
- Modern Bathroom
- Available 16th August 2025

ENTRANCE HALL

Storage cupboard. Doors leading to:

LOUNGE/DINER

16'9" x 12'6"

A spacious light room with bay window to front aspect. Door opening to:

KITCHEN/BREAKFAST ROOM

11'2" x 7'10"

A modern kitchen with views over the countryside behind. The kitchen comprises of stainless steel one and half bowl sink and drainer with mixer tap over, inset into a rolled edge worksurface with a range of cupboards and drawers under. Matching range of eye level wall mounted units. Four ring electric hob with electric single oven under. Extractor hood over. Space for a fridge freezer and plumbing for a washing machine.

BEDROOM ONE

12'10" x 11'6"

A double bedroom with window to rear aspect.

BEDROOM TWO

15'1" x 7'7"

A double bedroom with window to rear aspect. Wardrobes.

BATHROOM

6'3" x 6'3"

A modern white bathroom suite with panel bath and shower attachment over. Glass shower screen. Low level WC and pedestal wash hand basin. Window to front. Heated towel rail.

OUTSIDE

There is one allocated parking space to the front of the property.

Council Tax Band:

B

EPC Rating:

C

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

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.

TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1269.00

Availability: 16th August 2025

Council Tax Band: B

EPC Rating: 65 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

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"