



2 Mary Wright Way, Tolleshunt Knights, Tiptree, CO5 0FA

£1,650 Per Month

- Three Bedroom Detached Bungalow
- Modern Kitchen
- Garage and Off Road Parking
- Large Living Room
- Ensuite and Family Bathroom
- Available Now

2 Mary Wright Way, Tiptree CO5 0FA

Nestled in the sought-after area of Mary Wright Way in Tolleshunt Knights, this modern detached bungalow offers a delightful blend of comfort and style. It boasts three well-proportioned bedrooms, a spacious reception room, modern kitchen, bathroom and en-suite.

Externally the property offers a good sized rear garden, detached garage and off street parking for one vehicle. Available now. Unfurnished.



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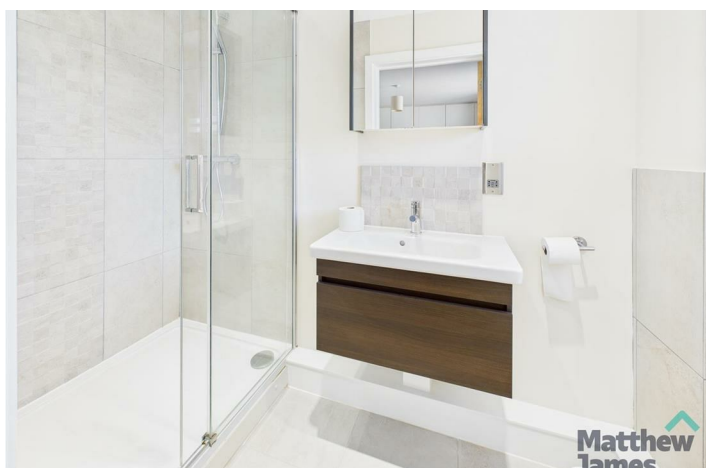


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B

Council Tax Band: E



Entrance

Front door leading to:

Hallway

With doors leading to:

Living Room

12'10" x 22'5"

Spacious Living room with bi-fold doors leading to garden. Window to front aspect.

Kitchen

12'5" x 11'3"

Comprehensively fitted with a range of wall and base units incorporating a one and a half stainless steel sink with drainer and mixer tap, four ring induction hob with extractor over. Fridge/freezer. Two ovens, one of which has an integrated microwave. Built in dishwasher and washing machine. Window and door to garden.

Bedroom One

12'8" x 11'3"

Double bedroom. Window facing rear aspect. Fitted wardrobes. Door to:

En-Suite

Shower cubicle with power shower, low level WC and pedestal wash hand basin.

Bedroom Two

10'9" x 13'9"

Double bedroom with window facing front aspect.

Bedroom Three

9'2" x 6'8"

Single bedroom. Window facing front aspect.

Outside

A generous garden, offering plenty of outdoor space for gardening, play, or simply enjoying the fresh air. Pedestrian access to the detached garage and one off street parking space.

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.

MJPC is a member of propertymark which is a client money protection scheme, and 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.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 Months (6 month break)

Deposit: £ 1903.00

Council Tax Band: E

Availability: 17th July 2025

EPC Rating: B

No Pets

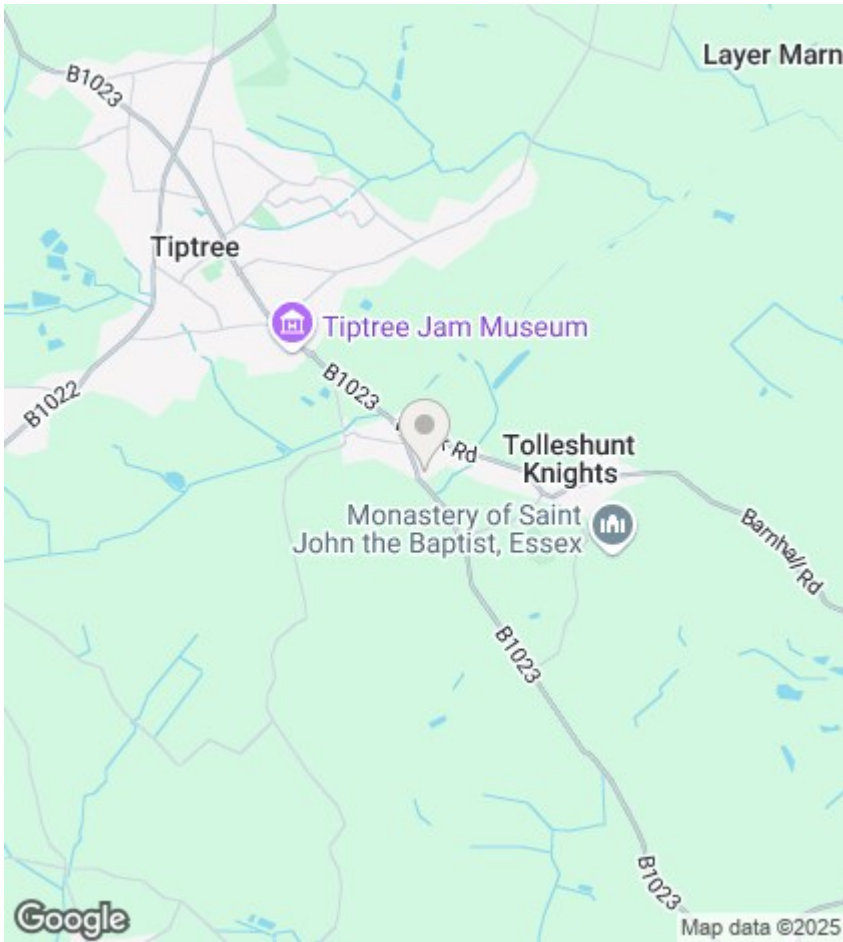
Non Smokers

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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"



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 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.

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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	

