



3 Weavers Terrace, Weavers Lane, Sudbury, Suffolk, CO10 2EZ

£1,000 PCM

- Three Bedroom Mid Terraced Home
- Gas Central Heating
- Unfurnished
- Popular Town Location
- Available Early October 2025

ENTRANCE HALL

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

KITCHEN/DINER

12'11" x 8'9"

Fitted with a range of units including stainless steel sink and drainer with mixer tap over, inset into rolled edge work surface with cupboards and drawers under. Matching range of eye level wall mounted units. Plumbing for washing machine. Space for fridge/freezer. Space for freestanding oven/hob. Extractor fan fitted. Window to front aspect.

LIVING ROOM

13'3" x 15'3"

A good sized room with window to rear and French Doors opening into the rear garden.

LANDING

With doors leading to:

BEDROOM ONE

13'2" x 8'11"

A double bedroom with window to front aspect.

BEDROOM TWO

13'1" x 8'10"

A double bedroom with window to rear aspect.

BEDROOM THREE

7'8" x 6'3"

A single bedroom with window to rear aspect.

BATHROOM

6'7" x 6'2"

Fitted with a white suite including a panel bath with shower attachment over. Low level WC and pedestal wash hand basin. Window to front aspect.

OUTSIDE

The rear garden is laid to patio and enclosed by panel fencing. Pedestrian access to a communal car park.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1153.00

Council Tax Band: C

Availability: Early October 2025

EPC Rating: C- 71

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

Council Tax Band:

C

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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.

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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"