



23A Church Road, Tiptree, CO5 0LA

£2,150 Per Month

- Four / Five Bedroom Detached Family Home
- Recently Redecorated / Refurbished
- Bathroom & Shower Room
- Available NOW
- Village Location
- Large Living Room
- Good Sized Rear Garden
- DEPOSIT FREE OPTION AVAILABLE

23A Church Road, Tiptree CO5 0LA

Nestled in the charming village of Tiptree, this substantial four/five bedroom detached family home on Church Road offers an exceptional living experience. Recently redecorated and refurbished, the property boasts a fresh and inviting atmosphere, making it an ideal choice for families seeking comfort and style.

Upon entering, you will find a large spacious reception room which leads into a good sized kitchen and opening into a large rear garden. The versatile accommodation allows for a variety of living arrangements, catering to the needs of modern family life. The four well-proportioned bedrooms offer plenty of room for rest and privacy, while the family bathroom and separate shower room ensure convenience for all residents.

The property is situated in a popular village location, providing a sense of community and easy access to local amenities. Available now. Unfurnished.



Council Tax Band: F



Porch

4'0" x 8'9"

With doors opening to:

Entrance Hallway

With stairs rising to first floor landing. Storage cupboard. Door to Living Room and Kitchen. Further door to:

Study / Bedroom Five

7'10" x 11'6"

Good sized room with large window to front aspect.

Living Room

25'4" x 13'9"

A large room with bay window to front aspect. Feature fireplace with stone surround. French doors to rear garden. Opening too:

Dining Area

10'5" x 9'7"

With window to rear aspect. Door to:

Kitchen

19'1" x 9'4"

A good sized kitchen with ample worktop space. Single bowl stainless steel sink and drainer, mixer tap over. A range of cupboards and drawers under. Matching range of eye level wall mounted units. Breakfast bar with additional cupboards. Freestanding double electric oven with Stainless steel extractor hood over. Space for under cabinet fridge. Plumbing for washing machine. Space for tumble dryer. Cupboard housing oil-fired boiler. Pantry cupboard. Windows to side and rear aspects. Door to:

Sun Room

11'2" x 10'2"

With views over the rear garden. Door opening to outside space.

Shower Room

6'0" x 5'6"

A newly fitted white suite with low level WC, pedestal wash hand basin. Shower cubicle. Window to side aspect.

Landing

With window to front aspect. Storage cupboard doors to:

Bedroom One

9'7" x 15'1"

A double bedroom with windows to rear aspect. Built in wardrobe.

Bedroom Two

9'5" x 16'7"

A double bedroom with large window overlooking the rear garden. Built in wardrobe.

Bedroom Three

12'1" x 13'8"

A double bedroom with window to front aspect. Built in wardrobe.

Bedroom Four

8'11" x 11'7"

A double bedroom with window to front aspect.

Bathroom

5'9" x 11'6"

A newly fitted white suite with panel bath and shower attachment over. Low level WC and pedestal wash hand basin. Window to side aspect.

Outside

To the front of the property is a large driveway and front garden with several mature plants and shrubs. Pedestrian access to the rear garden which commences with small patio area, leading to a large lawned garden all enclosed by panel fencing. Good size shed to remain.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £2480.00

Council Tax Band: F

Availability: NOW

EPC Rating: D

No Pets

Non Smokers

* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

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.

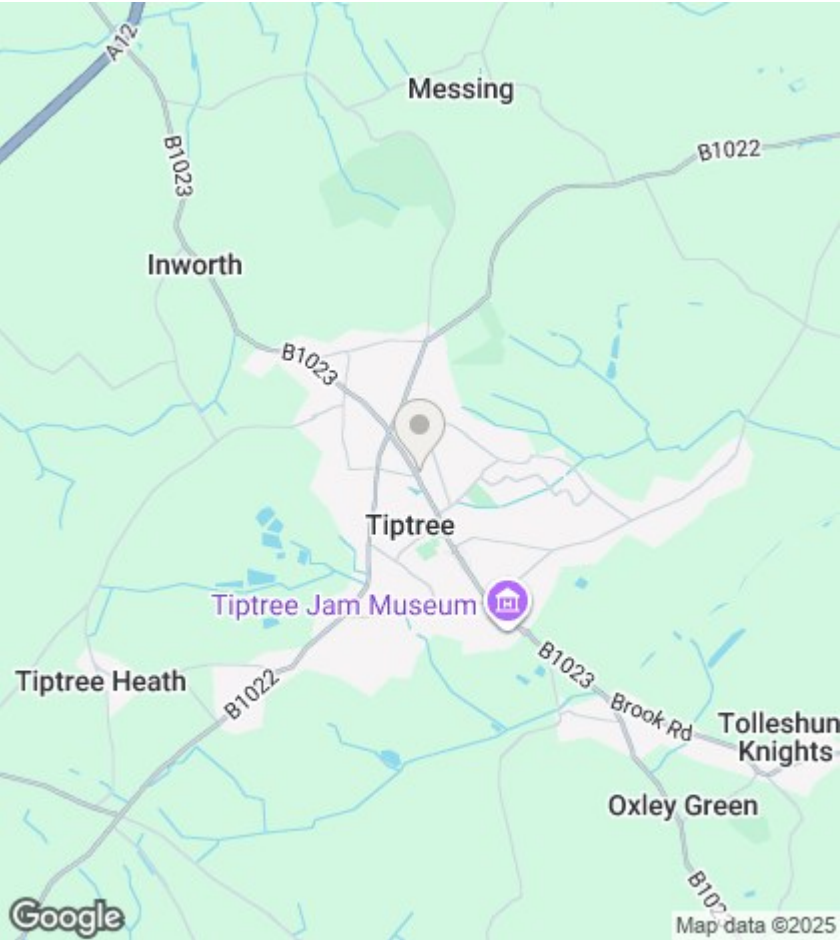
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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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"



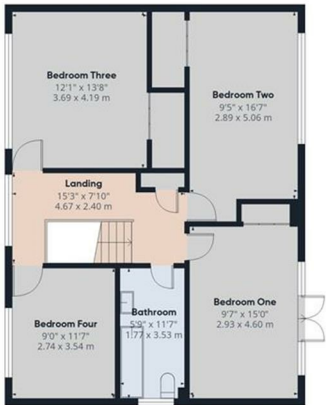
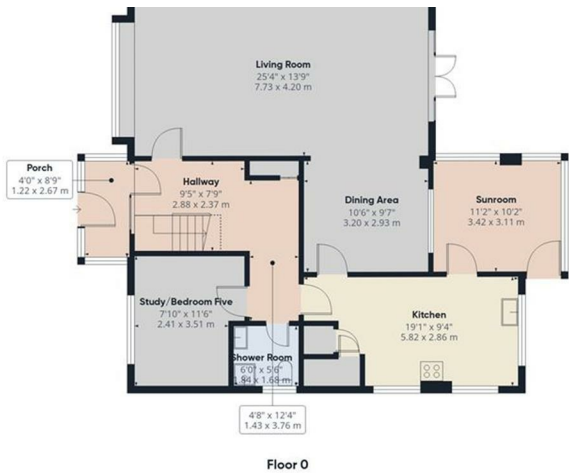
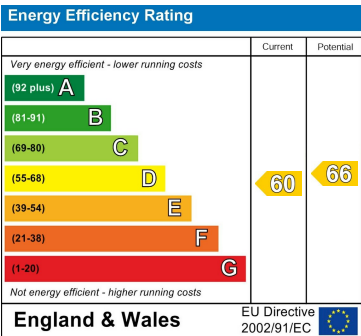
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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:

D



Approximate total area^m
1881 ft²
174.9 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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