



20 Birch Street, Nayland, Colchester, CO6 4JA

£900 PCM

- One Bedroom Cottage
- Rear Garden
- Available December
- Popular Village Location
- Unfurnished
- DEPOSIT FREE OPTION AVAILABLE

Entrance

Door Leading to:

Living/Dining Room

11'3" x 17'8"

A spacious living area with log burner, stairs to first floor and under stair storage. Window to front aspect and door leading to:

Kitchen

9'11" x 6'6"

Comprising of electric hob, oven and extractor hood. Plumbing for washing machine and undercounter storage. Window to rear aspect.

Hallway

Door leading to garden and:

W/C

Comprising of low level w/c and pedestal hand wash basin. Window to side aspect

Landing

With airing cupboard and window to rear aspect. Doors leading to:

Bathroom

Comprising of panelled bath with shower, pedestal hand wash basin and low level w/c. Window to rear aspect.

Bedroom

11'3" x 10'7"

A double bedroom with window to front aspect.

Outside

With a white picket fenced garden to the front of the property. There is also a shared/private patio garden to the rear.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,038.00

Council Tax Band: B

Availability: December 2025

EPC Rating: E

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

Council Tax Band:

B

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		39	
(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"