



15 Elm Close, Tiptree, Colchester, CO5 0NN

£1,400 Per Month

- Three Bedroom Terraced House
- Family Bathroom and W/C
- Off Road Parking
- Open Plan Living/Dining/Kitchen
- Village Location
- Available December 2025

Entrance

With storage cupboards. Stairs leading to first floor and door leading to:

W/C

Low level w/c and hand wash basin

Living/Dining Room

8'4" x 22'4"

An open plan living room with log burner. Windows to front and rear aspect. Opening into:

Kitchen

8'4" x 10'8"

A modern kitchen suite with plumbing for washing machine, four ring gas hob, extractor hood. Single oven. Eye level and undercounter storage cupboards and drawers. Space for under cabinet fridge freezer. Window and door to rear aspect

Landing

With airing cupboard and doors leading to:

Bathroom

7'8" x 5'5"

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

Bedroom One

8'7" x 12'8"

A double bedroom with built in wardrobes. Window to front aspect

Bedroom Two

9'0" x 7'6"

A small double bedroom with window to rear aspect.

Bedroom Three

5'4" x 9'2"

A single bedroom with window to front aspect.

Outside

The front of the property is laid to lawn and enclosed by low level fencing. To the rear of the property there is an off road parking space.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,615

Council Tax Band: B

Availability: Dec 2025

EPC Rating: TBC

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:

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.

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.

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 "Make an Offer"