



Ground Floor, 41 Bear Street, Nayland, Colchester, CO6 4HX

£1,700 PCM

- Three Bedrooms
- Fully Furnished
- Off Road Parking
- Available February 2026
- Ground Floor Maisonette
- Immaculate Throughout
- Shared Garden

ACCESS

On entering the property you are greeted with a spacious family/dining room with a gas fireplace housed within the original brick chimney breast and doors leading to:

BEDROOM ONE

12'4" x 12'4"

A double bedroom with built in wardrobes and two sets of French doors opening into the rear garden.

BEDROOM TWO

9'8" x 8'7"

A double bedroom with window to front aspect.

BEDROOM THREE

9'7" x 5'8"

A single bedroom with window to side aspect.

KITCHEN

12'0" x 9'8"

A luxury modern kitchen with stone countertop with built-in sink and drainer. Stainless steel mixer tap over and range of cupboards and drawers under with a matching range of eye level wall mounted units. Integrated Neff electric oven. Five ring ceramic hob with stainless steel extractor hood over. Window overlooking the rear garden. Door opening to the shared outside space and further door to:

UTILITY ROOM

7'8" x 5'8"

With stone countertop with built-in sink and drainer and mixer tap over. Integrated washing machine dishwasher and fridge-freezer. Window to rear garden. Storage cupboard housing the pressurised water tank and heating controls. Further door to:

SHOWER ROOM

A modern shower room with shower cubicle and power shower, low level WC and wash hand basin. Window to side aspect. Heated towel rail and underfloor heating.

OUTSIDE

Shared garden space including patio and lawned area. Numerous mature plants, shrubs and trees all enclosed by panel fencing. To the side of the property is off street gated parking for two vehicles.

Council Tax Band:

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TENANCY INFORMATION

The rent is exclusive of council tax.

Water is included within the rent.

Electricity will be invoiced quarterly from separate meter reading.

Oil will be invoiced 50/50 as and when required.

Minimum term: 6 months

Deposit: £1961.00

Council Tax Band: B

Availability: Mid February 2023

EPC Rating: 63 - D

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

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.

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"