



## 71 Avon Way, Colchester, Essex, CO4 3TR

£1,375 PCM

- Three Bedroom Family Home
- Modern Bathroom
- Garage in Block
- Available End of November 2025
- DEPOSIT FREE OPTION AVAILABLE
- Spacious Living Area
- Two Double Bedrooms
- Off Street Parking
- Unfurnished

### ENTRANCE HALL

With stairs rising to the first floor. Door to:

### LOUNGE

13'11" x 13'10"

Spacious light room with bay window to front aspect and an opening into:

### KITCHEN/DINER

17'0" x 10'6"

Comprising single sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. A matching range of eye level wall mounted units. Single electric oven with four ring electric hob and extractor over. Space for fridge freezer. Plumbing for washing machine. Window over looking the rear garden and French Doors opening onto the rear garden.

### LANDING

With doors to:

### BEDROOM ONE

12'8" x 9'5"

A double bedroom with window to rear aspect.

### BEDROOM TWO

11'11" x 7'11"

A double bedroom with window to front aspect.

### BEDROOM THREE

8'11" x 8'10"

A single bedroom with window to front aspect.

### BATHROOM

A white suite with panel bath and power shower over, low level WC and pedestal wash hand basin. Window to rear aspect.

### OUTSIDE

To the rear of the property is a low maintenance garden. Rear gate gives access to the rear where parking will be found and a garage in block.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 month term with a 6 month break clause

\*Deposit: £1586.00

Council Tax Band: B

Availability: 29th November 2025

EPC Rating: C

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:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   | 69      |                         |
| (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](http://www.matthewjamespc.co.uk). Select the property in question and click "Register Interest"