

**Spring Road, Brightlingsea,  
CO7 0PN**

**Monthly Rental Of £950.00**



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- **TWO BEDROOM COTTAGE**
- **LOUNGE**
- **DINING ROOM**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **GARDEN**
- **GAS CENTRAL HEATING**
- **CLOSE TO TOWN CENTRE & SCHOOLS**
- **DEPOSIT REQUIRED**
- **AVAILABLE 11th OCTOBER**

**\*\* TWO BEDROOM HOUSE \*\***

This two bedroom, end of terrace house is ideally located within minutes walk to the Town Centre, local schools and the marina. The property features include a lounge, separate dining room, fitted kitchen, bathroom and two bedrooms to the first floor. There is a rear garden with side access.

**\*\* AVAILABLE 11th OCTOBER \*\***

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor may be required

Non-smokers only

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**The accommodation with approximate room sizes are as follows:**

### **LOUNGE**

11' 6" x 11' 8" (3.50m x 3.55m)

Door to front, window to front, carpet, centre light, radiator, feature fire place

### **DINING ROOM**

8' 9" x 11' 8" (2.66m x 3.55m)

Carpet, centre light, radiator, stairs to first floor, access to cellar

### **KITCHEN**

8' 0" x 11' 6" (2.44m x 3.50m)

Window to rear, door to rear, vinyl flooring, centre light, radiator, range of wall and base units, integrated electric hob, electric oven, stainless steel sink/drainer, space for washing machine, fridge/freezer, dishwasher

### **FAMILY BATHROOM**

5' 8" x 7' 11" (1.73m x 2.41m)

Obscured window to side, vinyl flooring, centre light, radiator, panelled bath with wall mounted shower over, low level WC, pedestal wash hand basin, partially tiled walls

### **BEDROOM ONE**

11' 8" x 15' 0" (3.55m x 4.57m)

Window to front, carpet, centre light, radiator

### **BEDROOM TWO**

8' 9" x 12' 0" narrowing to 5' 8" (2.66m x 3.65m narrowing to 1.73m)

Window to rear, carpet, centre light, radiator, airing cupboard



## CELLAR

Entrance through the dining room, space for storage

## OUTSIDE

Garden to rear, laid to lawn, patio area, side access, garden shed