

**Tower Street, Brightlingsea,
CO7 0AW
Monthly Rental Of £1,150.00**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

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www.townandcountryresidential.co.uk



- **THREE BEDROOMS**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **FITTED KITCHEN**
- **FAMILY BATHROOM**
- **SHOWER-ROOM**
- **GARDEN WITH SIDE ACCESS**
- **CLOSE TO TOWN CENTRE & WATERFRONT**
- **DEPOSIT REQUIRED**
- **AVAILABLE FROM 1ST OCTOBER**

**** 3 BED FAMILY HOME ****

We are delighted to offer this quaint three bed roomed house which is located within walking distance of the Waterfront and Town Centre. The accommodation comprises of a lounge, separate dining room, galley style fitted kitchen, family bathroom, three bedrooms and a shower-room. The property benefits from double glazing and gas central heating. Outside there is a spacious garden.

****AVAILABLE 1st 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' 9" (3.50m x 3.58m)

Door to front, window to front, laminate flooring, inset spot lights, radiator, feature fireplace with log burner

INNER HALL

Stairs to first floor

DINING ROOM

11' 7" x 11' 10" (3.53m x 3.60m)

Window to rear, laminate flooring, inset spot lights, radiator, under stairs cupboard

KITCHEN

11' 6" x 6' 1" (3.50m x 1.85m)

Door to side, window to side, vinyl flooring, inset spot lights, range of country style wall and base units with contrasting wooden worktop, double butler sink, electric cooker, space for washing machine & fridge

FAMILY BATHROOM

5' 1" x 6' 0" (1.55m x 1.83m)

Window to side, tiled flooring, inset spot lights, panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls

FIRST FLOOR LANDING



BEDROOM ONE

11' 7" x 13' 8" (3.53m x 4.16m)

Window to front, laminate flooring, centre light, radiator, built in wardrobe

BEDROOM TWO

11' 7" x 13' 6" (3.53m x 4.11m)

Window to rear, laminate flooring, centre light, radiator, boiler cupboard, loft access hatch

BEDROOM THREE

12' 10" x 6' 1" (3.91m x 1.85m)

Velux style roof light, laminate flooring, inset spot lights, radiator

SHOWER ROOM

3' 9" x 6' 0" (1.14m x 1.83m)

Velux style roof light, shower cubicle, low level WC, pedestal wash hand basin, heated towel rail

OUTSIDE

Rear garden in accessed via sideways, laid to lawn with decking area