Whirledge & Nott

Land • Property • Development











Flat: Dunmow

Monthly £695

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

One bedroom, furnished first floor flat situated on farm location in the village of White Roding, Great Dunmow.

Available Now.

DETAILS

DESCRIPTION

First floor furnished flat comprising:

- **Entrance door to small entrance hall**: Freezer provided. Stairs to:
- **Half landing with stairs to either side.**
- **Dining Area - 5.23m x 1.32m**: Table and chairs, fridge, microwave, two Velux windows, doors to:
- **Kitchenette - 1.90m x 1.09m:** Stainless steel sink and drainer with cupboard under, work surface with cupboards under, electric cooker, shelving.
- **Shower Room - 2.27m (inc shower) x 1.11m:** Shower cubicle with

RICS®

electric shower, pedestal sink, wc, top loading washing machine.

- **Lounge - 3.23m x 2.51m:** Sofa, occasional tables, storage heater, Velux window.
- **Bedroom - 3.23m x 2.51:** Double bed, 2 chest of drawers, storage heater, Velux window.

EXTERNALLY

There is parking for 1 car. There is no specific outside space offered with the property, although it is possible to sit directly outside.

LOCATION

The property is situated on a farm in the village of White Roding, just off the A1060. Own transport is essential.

FACILITIES

There is a farm shop with restaurant and a small array of shops in White Roding and a corner shop in nearby Leaden Roding.

Hatfield Heath is approximately 3 miles distant by car and offers all necessary amenities including a Co-op supermarket. Dunmow is approximately 9 miles distant and Chelmsford city centre is approximately 11 miles distant by car. There are mainline stations at both Chelmsford and Bishop's Stortford with services to London Liverpool Street.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. Electric

heating via storage heaters. The water supply is included within the rental price. Gigaclear Superfast Internet is available.

COUNCIL TAX BAND

The property is assessed as Council Tax Band A.

EPC

The property is classed as Band D.

FURNISHINGS

The property is to be let fully furnished.

TERMS

The property is to be let on an Assured Periodic Tenancy. A deposit amounting to no more than five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.