



1 HALLFIELDS BUNGALOWS
MANNINGTREE ROAD, DEDHAM, CO7 6AF

TO LET

NP NICHOLAS
PERCIVAL

To Let: £925 pcm exclusive

Holding Deposit £ 213

Deposit £1,065

EPC: E

Council Tax: C

A semi-detached, 3 bedroom bungalow located off the road in the popular village of Dedham. The property benefits from a private driveway and rear garden. Located 1.5 miles from the A12 and within easy reach of Manningtree Rail Station.

Newly redecorated, recently fitted kitchen, new bathroom and new flooring throughout



PROPERTY DESCRIPTION

Semi-detached bungalow with brick walls under a pitched pantile roof with a flat roof extension to the rear. All windows are uPVC double glazed. A side concrete drive with external shed and a partially fenced lawn garden. The property is fitted with electric heating.

ACCOMMODATION

Entrance Hallway

14'9" x 3'3" (4.5m x 1m)

with door to front, sitting room and bedrooms 1, 2 and 3. Night storage heater.

Sitting Room

11'11" x 9'6" (3.65m x 2.9m)

Fireplace and night storage heater.

Kitchen – 6'6" x 9'10" (2m x 3m) fitted with a stainless sink and drainer, wall and base units, night storage heater, a window facing the rear garden, a door to a toilet/bathroom and a second door to the rear.

Bathroom/WC

5'10" x 9'10" (1.8m x 3m)

Bath and a basin with a separate door to a toilet.

Bedroom One

7'0" x 11" (2.14m x 3.36m)

Built in wardrobe, wall mounted electric heater.

Bedroom Two

10'3" x 9'6" (3.14m x 2.9m)

Airing cupboard, wall mounted electric heater.

Bedroom Three/Dining Room – 10'9" x 7'0" (3.3m x 2.14m)

Night storage heater.

Outside

This property benefits from a private concrete driveway and a rear garden containing a shed. The bungalow is set back from the road down a private shingle drive.

VIEWINGS

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.

Broadband and Mobile coverage

Max download speed Ultrafast 1000Mbps & upload Ultrafast 1000 Mbps available. Mobile phone coverage available with EE, Three and O2 are likely.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;