



Caravan, Oliver Plants Production, Colne Road

£775 pcm

Matthew James Property Consultants are pleased to offer to the rental market this well-presented, two-bedroom static caravan, situated within the grounds of Olivers Plants, offering spacious and comfortable accommodation with secure gated access.

The accommodation extends to approximately 442 sq. ft. (41 sq. m.) and comprises a generous open-plan kitchen, dining and living area, two bedrooms and a fitted shower room. Externally, the caravan is positioned within the grounds of a working horticultural production site, with access provided through a secure gated entrance.

Hallway

With doors leading to:

Kitchen / diner / living

20' 2" x 11' 9" (6.14m x 3.59m)

An open plan room with the kitchen/dining area comprising single bowl sink and drainer with mixer tap over inset into rolled edge worksurface with a range of cupboards and drawers under. Matching range of eye level wall mounted units. Plumbing for washing machine. Gas hob and oven. Extractor hood over. Fridge/freezer. Windows to front and rear aspect. The lounge area consists of built in gas fire, door to front and windows to rear and side aspects.

Bedroom

11' 10" x 10' 8" (3.60m x 3.24m)

A double bedroom with windows to front and side aspect with built in wardrobe with door to:

Shower room

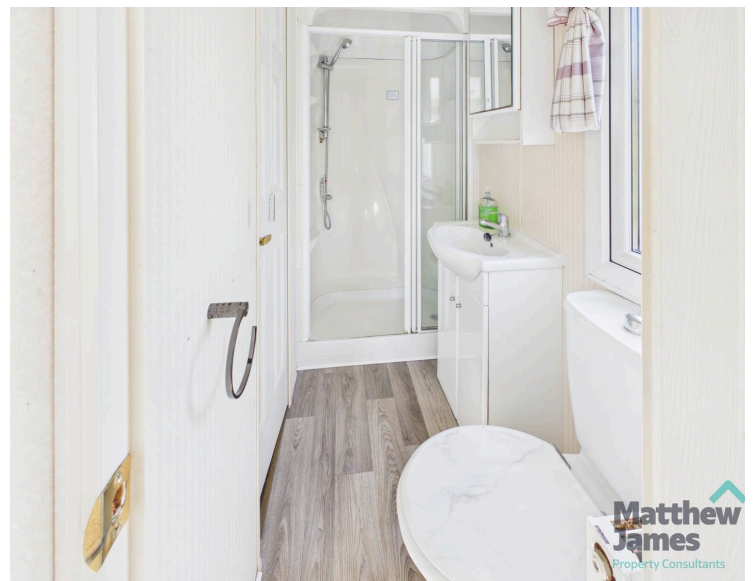
6' 11" x 3' 6" (2.10m x 1.07m)

Fitted with low level WC, vanity wash hand basin and cupboard under. Shower cubicle. Window to rear.

Bedroom

7' 9" x 5' 1" (2.35m x 1.56m)

A single bedroom with window to front aspect. Storage cupboard and over head storage.



Tenancy Information

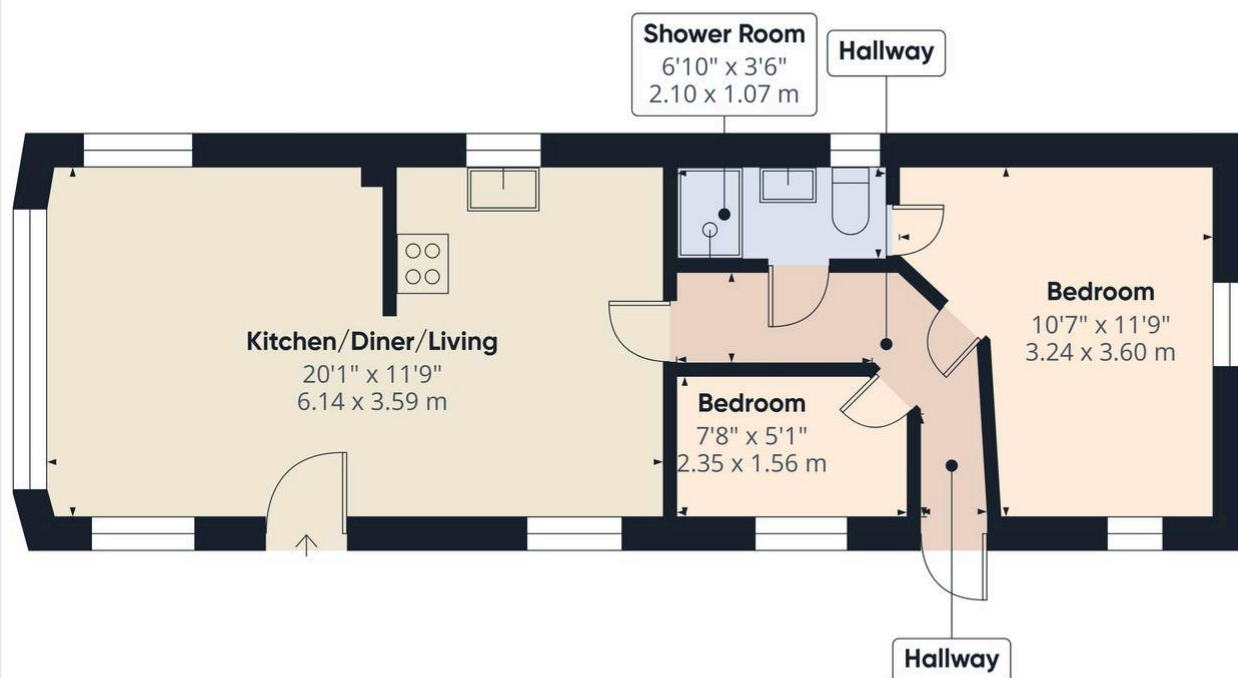
Electricity is supplied through the landlord's existing supply and will be charged separately to the tenant based on their usage. The landlord will invoice the tenant accordingly. Heating is via gas bottles connected to the rear of the building. A charge of £25 per calendar month applies for water and drainage services. This charge is subject to review where usage is considered excessive, with any adjustment to be agreed and confirmed in writing. *Deposit: £894.00 Council Tax Band: The landlord has advised that no separate Council Tax is currently payable for the caravan. Local Authority: Colchester Availability: NOW EPC Rating: TBC * 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.



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. Select the property in question and click "Make an Offer"





Approximate total area⁽¹⁾
442 ft²
41 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.

