

**Langdale Drive, Highwoods,
CO4 9TU**

Monthly Rental Of £950.00



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

Phone: 01206 302288

email: lettings@townandcountryresidential.co.uk

www.townandcountryresidential.co.uk



- **ONE BEDROOM CORNER HOUSE**
- **FITTED KITCHEN**
- **BATHROOM**
- **QUIET CUL-DE-SAC**
- **IDEALLY LOCATED FOR SCHOOLS & SHOPS**
- **EASY ACCESS TO A12 & TRAIN STATION**
- **PRIVATE GARDEN**
- **PARKING FOR TWO CARS**
- **DEPOSIT REQUIRED**
- **AVAILABLE MIDDLE of AUGUST**

**** ONE BEDROOM HOUSE with GARDEN ****

This ideally situated house in the popular Highwoods area is close to schools, shops and within easy reach of the A12 and Colchester Train Station. The accommodation features an open plan living room into the kitchen, a spiral staircase which leads to the double bedroom and bathroom. The private garden is accessed via French doors from the lounge so you have both privacy and easy access, there is a garden shed and low maintenance artificial grass. There is allocated parking for up to two vehicles.

**** AVAILABLE MIDDLE of AUGUST ****

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

15' 6" x 13' 6" (4.72m x 4.11m)

Open plan with kitchen, windows to front and side with fitted shutters, French doors to garden, carpet and vinyl flooring, centre lights, electric heater, range of wall and base units with contracting work-top, stainless steel sink/drainers, space for washing machine, part tiled walls, stairs to first floor

BEDROOM

13' 6" x 7' 8" (4.11m x 2.34m)

Window to front, carpet, centre light, electric heater, airing cupboard, space for wardrobes

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Obscured window to rear, vinyl flooring, centre light, panelled bath with shower over, low level WC, vanity unit, fully tiled walls

OUTSIDE

GARDEN - Patio, artificial grass, large garden shed, side access

PARKING - Designated parking for two cars

