

**Property Consultants** 









# Coach House, Connaught Mews 10 Connaught Gardens East, Clacton on £1,300 Per Month

- Modern Kitchen
- Close to Sea Front
- Recently Refurbished and Redecorated
- Parking Available

- Two En-Suites
- Private Enclosed Rear Graden
- Available Now

# Kitchen/Living Area

19'3" x 14'0"

The kitchen area comprises of a modern white suite with Stainless steel single bowl sink and drainer inset into square edge worksurface with cupboards and drawers under. Four ring electric hob. Single Oven. Stainless steel extractor hood over. Integrated dishwasher. Open plan into living/dining area with French Doors opening to the front garden. Stairs rising to:

### **Bedroom One**

13'1" x 10'10"

A double bedroom with door to:

### **En-Suite One**

Modern corner shower cubicle with power shower. Low level WC and pedestal wash hand basin. Heated towel rail.

# **Utility Room**

5'3" x 7'7"

With Square edge worksurface and cupboard below. Matching cupboard above. Gas fired boiler. Plumbing for washing machine.

# Room / Bedroom Two

A double bedroom with window to side. Door to:

### **En-Suite Two**

Modern corner shower cubicle with power shower. Low level WC and pedestal wash hand basin. Heated towel rail.

### Outside

To the front of the property is two off street parking spaces. The rear garden is enclosed by panel fencing.

## **Tenancy Information**

The rent is exclusive of utilities and council tax.

Minimum term: 12 months \*Deposit: £1500.00 Council Tax Band: TBC Availability: NOW EPC Rating: TBC

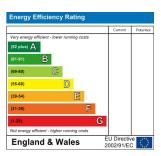
No Pets Non Smokers

\* 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.

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

New Build EPC Rating:



# **Relevant Letting Fees**

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")
Holding Deposit: 1 weeks' rent

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Deposit: 5 weeks' rent

During the tenancy (payable to the Agent): Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England. Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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# **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"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not consitute 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 any representation or warranty in respect of the property.