



Coach House, Connaught Mews 10 Connaught Gardens East, Clacton on Sea, Essex CO15 6UV £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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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"