





TENDRING ROAD, THORPE-LE-SOKEN, ESSEX, CO16 0AA

£1,600 Per month

- Three Bedrooms
- Newly Fitted Kitchen
- Newly Installed Ground Floor Shower Room & First Floor Bathroom
- Newly Installed Gas Central Heating
- Newly Fitted Double Glazing Throughout
- Farmland Views To Front & Rear Aspect
- Off Street Parking
- Thorpe-le-Soken
- Council Tax Band - B
- EPC Rating - C

3 2 2 C

FENTONS
ESTATE AGENTS

Fentons are delighted to bring for let this EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. The property has undergone a full programme of modernisation and is in a desirable non-estate location in Thorpe-le-Soken. The property can be available from now and ideally situated for access to Thorpe railway station, local shops, amenities and surrounding countryside.

Accommodation comprises of approximate room sizes

Composite door leading to:-

Lounge
11'10" x 10'11"
Stair flight to first floor. Range of built in storage cupboards - one of which houses a newly installed combination boiler providing heat and hot water throughout. Fireplace. LVT flooring. Wall lights. Radiator. Double glazed sash style window to front. Door to:-

Kitchen/Breakfast Room
26'4" x 6'6"
Newly installed luxury kitchen fitted with a range of white fronted units. Wooden hard edge worksurfaces. Inset composite one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with integral extractor hood. Further selection of matching units at both eye and floor level. Built in electric oven. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. LVT flooring. Vertical radiator. Additional radiator. Spotlights. Double glazed window to rear. Double glazed French style doors leading to rear garden. Open access to:-

Dining Room
13'9" max x 11'9"
Understairs storage cupboard. LVT flooring. Spotlights. Radiator. Two double glazed sash style windows to front.

Inner Hall
Composite door leading to rear garden. Door to:-

Ground Floor Shower Room
Newly installed white suite comprises low level w/c. Vanity wash hand basin with mixer tap and cupboard under. Enclosed shower cubicle with wall mounted shower attachment. Shower board and tiled splashback. LVT flooring. Extractor fan. Spotlights. Heated towel rail. Obscured double glazed window to rear.

Landing
Doors to all rooms. Door to:-

Bedroom One
11'11" max x 10'10"
Built in wardrobe. Fitted carpet. Radiator. Double glazed sash style window to front.

Bedroom Two
11'10" max x 10'2"
Fitted carpet. Spotlights. Radiator. Double glazed sash style window to front.

Bedroom Three

13'9" x 7'

Fitted carpet. Radiator. Double glazed window to rear with farmland views.

Bathroom

Newly installed suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Roll top bath with wall mounted tap controls and separate shower attachment. Part tiled and panelled walls. Tiled effect vinyl flooring. Wall lights. Column radiator and towel rack. Extractor fan. Obscured double glazed window to rear.

Outside - Rear

Beautifully landscaped garden. Patio area. Laid to lawn with raised beds laid to soil. Access to front via open access. Enclosed by panelled fencing.

Outside - Front

Shingled driveway providing off street parking.

Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.











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Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.







Call us on

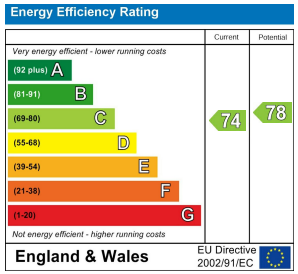
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Council Tax Band

B





These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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