



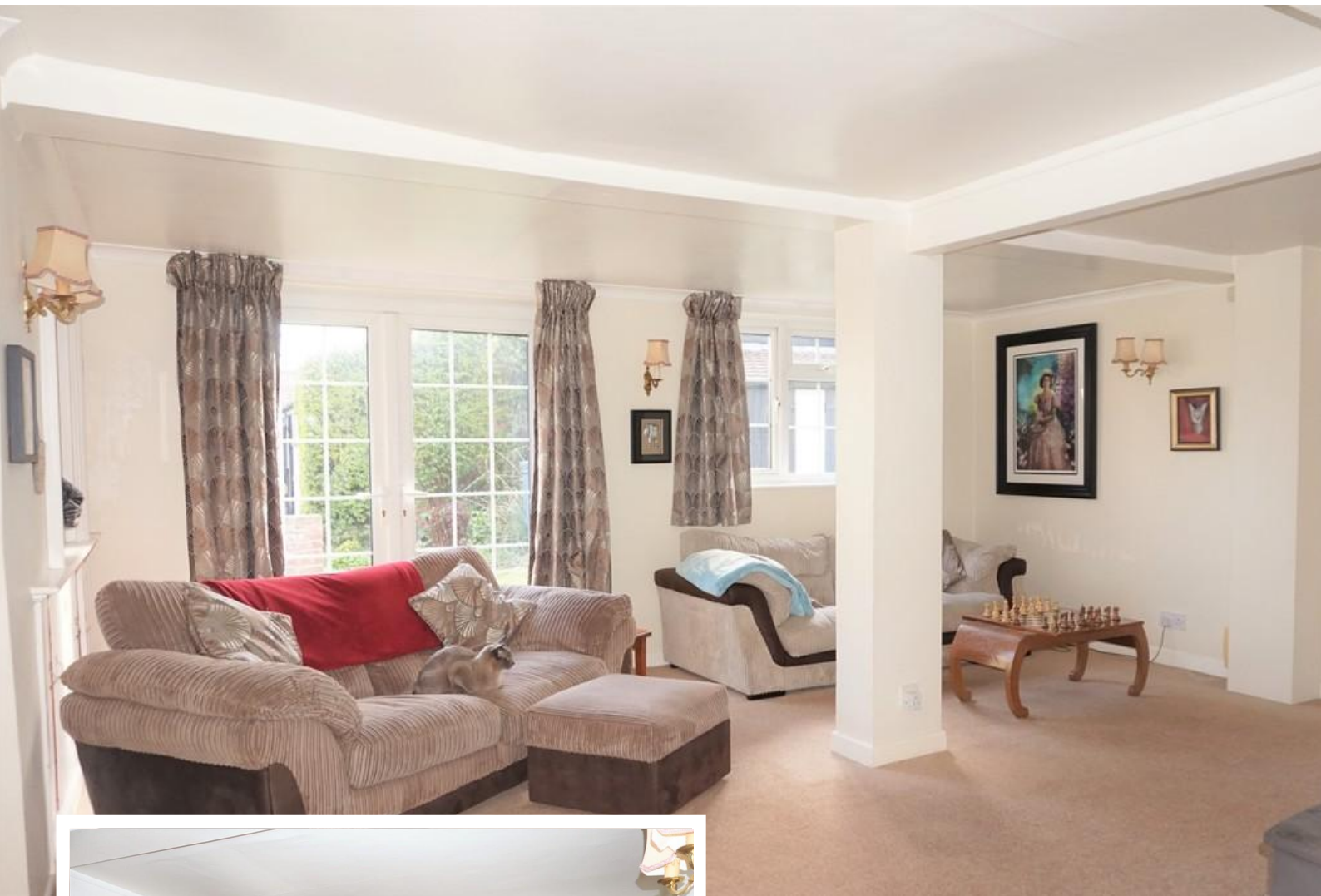
Grier & Partners
— LAND AND ESTATE AGENTS —

Squirells Hall Fruit Farm
Stubbins Lane, Holton St Mary, CO7 6NT

- Two Bedrooms
- First Floor Bathroom
- Sitting room with log burning stove
- Fitted kitchen/dining room

Rent £1,375 pcm
EPC Rating '60'





Property Description

INTRODUCTION

A delightful attractive two bedroom cottage in a seduced rural setting, offering a wealth of character features. Ideally a long term Let is sought.

INFORMATION

Situated in a seduced area of Holton St Mary, with great links to the A12 and A14 and only 3 miles from Manningtree Rail Station with a direct route to London, Liverpool Street.

TERMS

Rent exclusive of all utilities and council tax
Deposit £1586.53 (5 x weeks rent)
Holding Deposit £317.30 (1 week's rent)
Non-smoking
Pets considered.
References required
Oil fired heating and hot water. Drainage is via a private system and is included in the rent. EPC D



FIRST FLOOR

BEDROOM 1

13' 00" x 10' 4" (3.96m x 3.15m) Window to rear.
Storage area with cupboards 7'5" x 4'9"

BEDROOM 2

12' 7" x 8' 3" (3.84m x 2.51m) Windows to rear and side,
cupboard.

BATHROOM

8' 3" x 6' 8" (2.51m x 2.03m) WC, wash Basin, panelled bath with
electric shower



LANDING ,STAIRS TO GROUND FLOOR

ENTRANCE HALL

Via entrance door to hall, stairs to first floor

CLOAKROOM

WC, wash basin, glazed window to side.

SITTING ROOM

19' 00" x 16' 1" (5.79m x 4.9m) Double doors to garden, Log
burning stove, shelves and cupboard.

KITCHEN/BREAKFAST ROOM

19' 4" x 11' 6" (5.89m x 3.51m) Bay window to rear, door to side
entrance. Wall and base units including inset sink and drainer,
electric cooker with extractor over, space for washer/dryer and
fridge freezer.



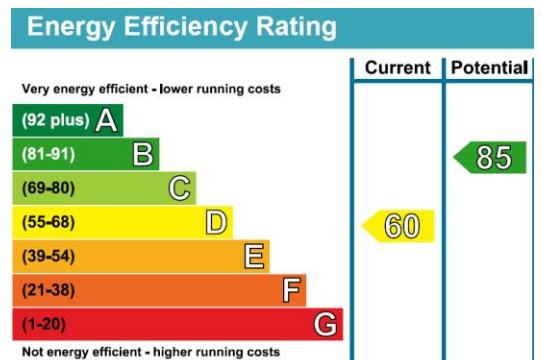
OUTSIDE

Garden with flower beds, gate to side, parking spaces, corner
storage shed available.

Access to the Landlords extensive land surrounding the
property.

Please note these photos were taken before the existing
tenants moved in.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

