

**Francis Street, Brightlingsea,  
CO7 0DG**

**Monthly Rental Of £950.00**



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

Phone: 01206 302288

email: [lettings@townandcountryresidential.co.uk](mailto:lettings@townandcountryresidential.co.uk)

[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- **Lovely Condition**
- **Two Bedroom Cottage**
- **Lounge**
- **Separate Dining Room**
- **Fitted Kitchen**
- **Family Bathroom**
- **Close to Town Centre & Marina**
- **Double Glazed / Gas Central Heating**
- **Deposit Required**
- **Available Middle of August**

**\*\* LOVELY CONDITION \*\***

This two bedroomed cottage is situated just minutes walk from both the High Street and Marina areas of Brightlingsea. The accommodation includes a lounge and separate dining room, fitted kitchen, two bedrooms, family bathroom and a pretty courtyard style rear garden.

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

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

Non-smokers only

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The accommodation with approximate room sizes are as follows:

### **LOUNGE**

11' 2" x 11' 11" (3.40m x 3.63m)

Window to front, centre light, radiator, carpet

### **DINING ROOM**

7' 10" x 7' 10" (2.39m x 2.39m)

Window to rear, centre light, radiator, laminate flooring, under stairs cupboard, stairs to first floor

### **KITCHEN**

11' 2" x 11' 11" (3.40m x 3.63m)

Double glazed window and door to side, 1½ bowl stainless steel sink and drainer set in roll edge worktops to 2 walls with cupboards under, wall mounted cupboards to 2 walls, cooker, fridge freezer, washing machine, centre light, tiled flooring

### **FAMILY BATHROOM**

6' 8" x 7' 5" (2.03m x 2.26m)

2 windows to rear, centre light, panelled bath with shower and shower screen, pedestal wash hand basin, low level W.C, tiled walls, tiled flooring, radiator

### **BEDROOM 1**

11' 0" x 10' 9" (3.35m x 3.27m)

Window to front, centre light, carpet, radiator, built in cupboard

### **BEDROOM 2**

7' 11" x 9' 4" (2.41m x 2.84m)

Window to rear, centre light, carpet, built in cupboard, radiator

### **OUTSIDE**

Courtyard style rear garden enclosed by fencing, paved, brick built shed Gated side access with right of way over neighbouring property

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