

DUGMORE AVENUE, KIRBY-LE-SOKEN, ESSEX, CO13 0ED

£1,500 Per month

- Three Bedrooms
 - 18' Lounge
 - 18' Kitchen/Diner
 - Modern Shower Room
- 17' Double Garage & Off Street Parking
 - Corner Plot Position
 - Farmland Views
 - Keys To View
- Council Tax Band - D
- EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to let this well presented THREE BEDROOM DETACHED BUNGALOW occupying a desirable corner plot. The property has undergone some modernisation and ready to move into. The property enjoys stunning FARMLAND VIEWS and offers spacious and versatile accommodation throughout, making this an ideal rental opportunity.

Accommodation comprises of approximate room sizes

Hallway

Lounge

18' x 12'1"

Conservatory

12'1" x 10'8"

Bedroom 1

13' max x 12'3"

Bedroom 2

13' x 10'

Bedroom 3

8'7" x 7'8"

Shower Room

Kitchen/Diner

18' x 10'2"

Outside - Rear

Double Garage

17'7" x 15'1"

Outside - Front

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.

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.

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.

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Call us on
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

