



Stud Cottage Kedington Hill, Little Cornard, Sudbury, CO10 0PE

£1,600 Per Month

- Rural Location
- Large Garden
- Character Property with Beams and Woodburner
- Available End of March
- Three Bedrooms
- Large Yard
- Parking
- Unfurnished

Access

Access to the property is via a private farm drive with electric opening gate which in turns leads to allocated parking and door to:

Boot Room

A spacious room housing the electricity meters and with doors leading to the entrance hallway and yard. Window to rear aspect.

Entrance Hallway

5'7" x 6'3"

With doors leading to Kitchen, Living Room and Family Bathroom. Storage cupboard.

Kitchen

9'1" x 14'0"

A country style kitchen with stainless steel single bowl sink and drainer with mixer tap over inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Four ring gas hob with extractor hood over. Single electric oven. Space for fridge/freezer, plumbing for dishwasher and washing machine. Windows to front and side aspect.

Bathroom

5'7" x 7'4"

A white suite with panel bath and electric shower over. Low level WC and pedestal wash hand basin. Window to side aspect. Part Tiled.

Living room

21'3" x 13'5"

A good sized room with timber beams and a log burner. Windows to side aspect. Stairs leading to:

Inner Hallway

With windows to side aspect. Storage Cupboard. Door to:

Bedroom One

10'11" x 13'5"

A double bedroom with window to side aspect.

Bedroom Two

10'10" x 10'0"

A double bedroom with window to side aspect.

Bedroom Three

7'8" x 7'4"

A single bedroom with window to side aspect.

Outside

The garden is set opposite the property and is laid to lawn with hedge borders. The large yard to the rear is available to be used by the tenants with access to a storage building.

Tenancy Information

The rent is exclusive of utilities and council tax.

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Heating is via Oil Central Heating. Water is provided via the farm and invoiced quarterly. Drainage is via private septic tank.

Minimum term: 12 months

*Deposit: £1,846.00

Council Tax Band:

Availability:

EPC Rating:

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:

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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"

