



## Coach House, Connaught Mews, 10 Connaught Gardens East, Clacton on Sea

£1,325 pcm

This beautifully presented one/two bedroom, two-bathroom detached cottage blends contemporary style with charming original features to offer an exceptional living environment. The spacious open plan kitchen and living area is the heart of the home, showcasing sleek modern kitchen units, integrated appliances, and stylish laminate and wood flooring throughout.

This stylish detached cottage is ideally suited to professionals, couples, or those seeking a modern retreat with character and an outside space, close to the beach.

### **Kitchen / Living Area**

19' 3" x 14' 0" (5.87m x 4.27m)

The kitchen area comprises of a modern white suite with Stainless steel single bowl sink and drainer inset into square edge worksurface with cupboards and drawers under. Four ring electric hob. Single Oven. Stainless steel extractor hood over. Integrated dishwasher. Open plan into living/dining area with French Doors opening to the front garden. Stairs rising to:

### **Bedroom One**

13' 1" x 10' 10" (4.00m x 3.31m)

A double bedroom with door to:

### **En Suite One**

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5' 10" x 5' 6" (1.79m x 1.68m)

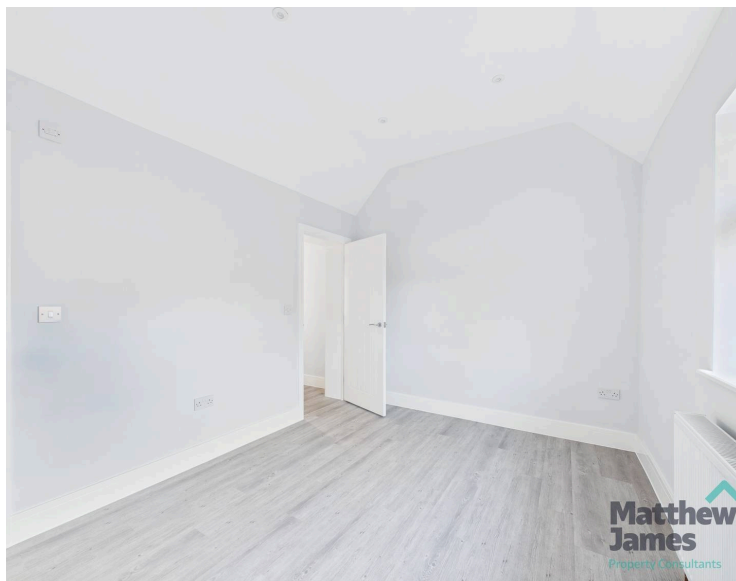
Modern corner shower cubicle with power shower. Low level WC and pedestal wash hand basin. Heated towel rail.

### **Utility Room**

7' 8" x 5' 3" (2.33m x 1.61m)

Accessed via separate door to front. Ensuite consists off square edge worksurface and cupboard below.

Matching cupboard above. Gas fired boiler. Plumbing for washing machine.



### Bedroom/Spare Room

13' 2" x 9' 7" (4.02m x 2.91m)

Can be used as a bedroom or home office.

### En Suite Two

5' 10" x 5' 3" (1.79m x 1.60m)

Modern corner shower cubicle with power shower. Low level WC and pedestal wash hand basin. Heated towel rail.

### Outside

To the front of the property is two off street parking spaces. The rear garden is enclosed by panel fencing and is mainly laid to patio.

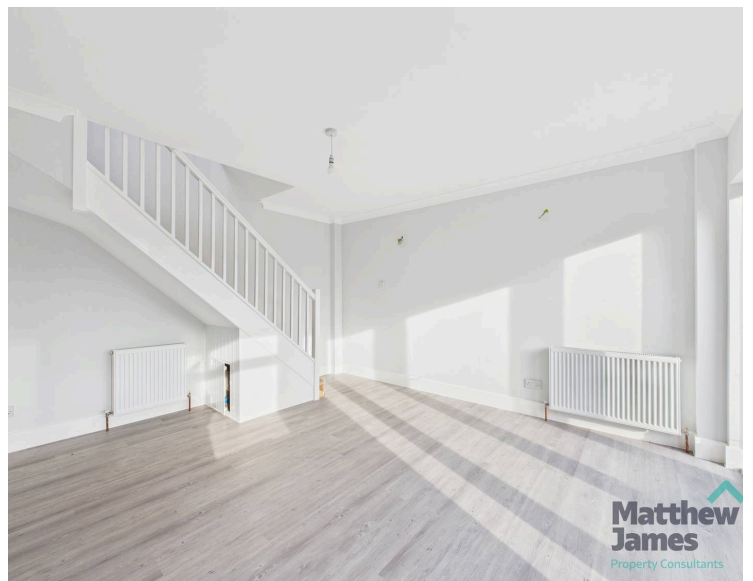
### Tenancy Information

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The rent is exclusive of utilities and council tax. \*Deposit: £1528.00 Council Tax Band: A Local Authority: Tendring District Council Availability: Early February 2027 EPC Rating: D - 63

### 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](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"



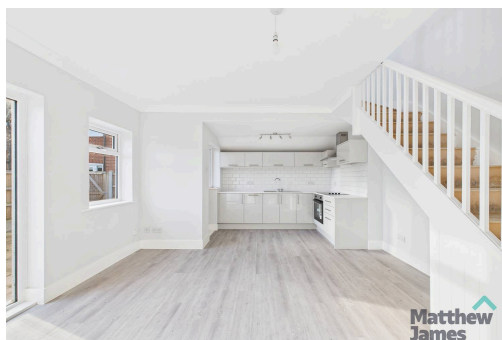
- Private enclosed rear garden
- Spacious paved patio
- Modern open plan kitchen living area
- Contemporary bathrooms with walk-in showers
- Vaulted ceilings
- Close to Sea Front
- Available Early January 2027



Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





**Matthew James**  
Property Consultants

Approximate total area<sup>(1)</sup>604 ft<sup>2</sup>56.1 m<sup>2</sup>

Reduced headroom

 $7 \text{ ft}^2$ 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give representation or warranty in respect of the property.

