



**Ground Flat: Tiptree**

**Monthly £1,150**

## RAYLEIGH OFFICE

For further information or to arrange  
to view this property please call

**01268 783377**

Two bedroom ground floor maisonette in the centre of Tiptree with communal garden and designated parking space **\*\*AVAILABLE 8TH AUGUST\*\***

## DETAILS

### LOCATION/SITUATION

The property is situated on Church Mews in the centre of the village of Tiptree, within walking distance of shops and supermarkets.

Tiptree is situated between the town of Colchester and city of Chelmsford. There are two train stations within a 10 minute drive which are located in Witham and Kelvedon. There is also a regular bus service to the surrounding towns from the village.

### THE PROPERTY

- Kitchen - Double glazed window to side, work top with drawers and cupboards beneath, eye level units, stainless steel sink unit, washing machine to remain, built in oven, hob and extractor fan.

- Lounge area - Double glazed window to front, radiator, open plan to kitchen.
- Entrance Hall - Entrance door, airing cupboard and radiator.
- Bedroom 1 - Double glazed French doors to garden and radiator.
- Bedroom 2 - Double glazed window to front and radiator.
- Bathroom - Shower cubicle, wash hand basin, toilet, radiator, extractor fan and splash back tiling.

### **EXTERNALLY**

There is access to the communal garden directly from the property via french doors. The garden is laid to grass and has clothes lines available for use.

There is a designated parking space available with the property.

### **RENT**

The rent is £1150 per calendar month.

### **ADDITIONAL INFORMATION**

The property is offered unfurnished.

Mains gas heating.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is classed as Band B.

### **TERMS**

A deposit of £1320 is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

### **REFERENCES**

The tenant will be required to provide Whirlledge & Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

## **LEGAL**

### **NOTICE**

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for

guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **AGENTS NOTE**

The property is owned by an employee of Whirledge & Nott.

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