



21 Barbrook Lane, Colchester , CO5 0EE  
£1,700 PCM

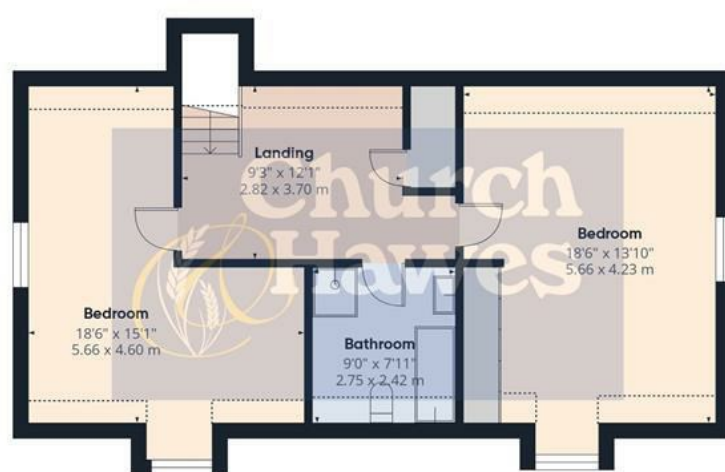
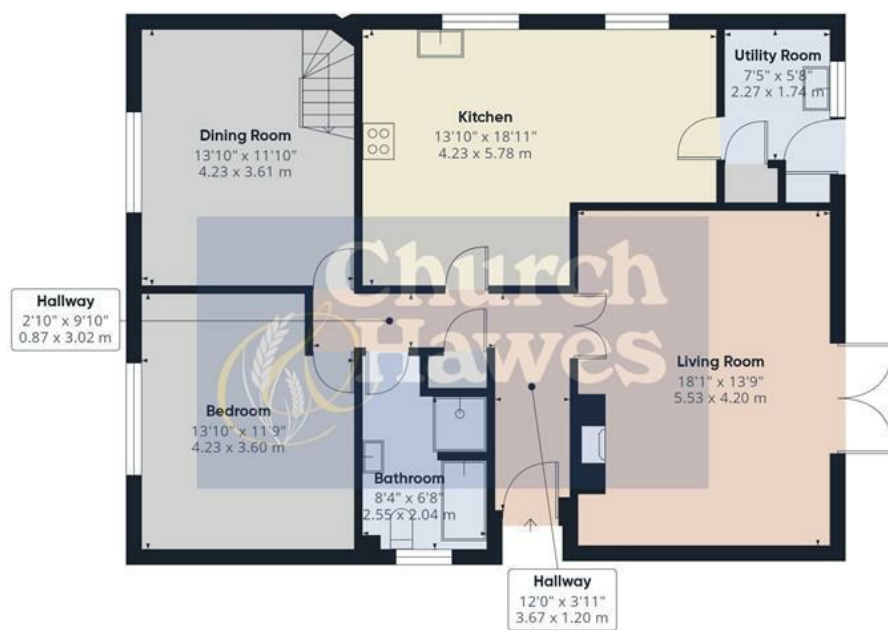
**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Discover this well presented, three bedroom detached chalet in Barbrook Lane, Tiptree. Featuring two bathrooms, a generous kitchen/breakfast room, and two driveways, this home offers comfortable living. Available mid-May, viewing is essential.

Welcome to this charming three bedroom detached chalet, ideally situated in the sought-after location of Barbrook Lane, Tiptree. This well presented home offers a blend of comfort and convenience, perfect for those seeking a peaceful yet accessible lifestyle. The property boasts a spacious Living Room, a dedicated Dining Room, and a Generous Kitchen/Breakfast Room, providing ample space for both daily living and entertaining. The Ground Floor Bedroom could also be used as a further reception room it also benefits from the convenience of the ground floor bathroom. A practical Utility Room adds to the home's functionality.

Upstairs, you will find two comfortable bedrooms and a well appointed bathroom, ensuring privacy and convenience for all residents. Externally, the property benefits from Two Driveways and a Garage, offering extensive off-road parking solutions. The Private Rear Garden provides a tranquil outdoor space for relaxation and enjoyment. This home is conveniently located, offering easy access to local amenities, reputable schools, and transport links, making it an ideal choice for families and professionals alike. With an EPC rating of C and Council Tax band E, this property is available to let from mid-May. Viewing is essential to fully appreciate the size and location of this delightful home.



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1677 ft<sup>2</sup>  
 155.9 m<sup>2</sup>

**Reduced headroom**  
 87 ft<sup>2</sup>  
 8.1 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.

GIRAFFE360



**Bedroom 18'6 x 13'10 (5.64m x 4.22m)**

Double glazed windows to side and rear, radiator, fitted wardrobes.

**Bedroom 18'6 x 15'1 max (5.64m x 4.60m max)**

Double glazed windows to front and side, radiator, eaves storage.

**Bathroom 8'4 x 6'8 (2.54m x 2.03m)**

Velux window to ceiling, radiator, shower unit, panelled bath with hand holds and shower mixer tap, wash hand basin and bidet. extractor fan, part tiled walls, tiled floor.

**Landing 12'1 x 9'3 (3.68m x 2.82m)**

Velux window, radiator, door to eaves storage, full length storage cupboard, access to loft, stairs down to:

**Dining Room 13'10 x 11'10 (4.22m x 3.61m)**

Double glazed window to front, radiator, coved to ceiling.

**Bedroom 13'10 x 11'9 (4.22m x 3.58m)**

Double glazed window to front, radiator, coved to ceiling.

**Bathroom 9' x 7'11 (2.74m x 2.41m)**

Double glazed window to front, radiator, corner bath, low level w.c., pedestal wash hand basin, shower unit, tiled to walls, extractor fan, coved to ceiling.

**Kitchen 18'11 x 13'10 (5.77m x 4.22m)**

Double glazed windows to side, radiator, space and plumbing for an American style Fridge/Freezer, range of matching units, stainless steel sink drainer unit with mixer tap, four ring gas hob, double oven and integrated microwave, coved to ceiling, door to:

**Utility Room 7'8 x 5'8 (2.34m x 1.73m)**

Double glazed window to rear, part glazed door to rear, radiator, stainless steel sink/drainer unit with mixer tap, space and plumbing for washing machine, range of units.

**Living Room 18'1 x 13'9 (5.51m x 4.19m)**

Double glazed double doors to rear, radiator, feature fireplace, coved to ceiling.

**Rear Garden**

Block paved pathway leading to frontage via two side gates, covered paved area, mainly laid to lawn, personal door to:

**Garage**

Garage doors.

**Frontage**

Block paved drive providing parking for several vehicles, pathway to entrance door located to side.

**Lettings Info For Tenants**

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check. So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address.

Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET /ALTERATIONS/WORKS request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be taken against the Rent payable.

One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable.

A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details). You cannot collect the keys until monies are received.

CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com.

