



£795 PCM

Temple Pattle, Brantham, Manningtree, CO11 1RW

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Unfurnished two bedroom property located on this popular residential development whilst the market town of Manningtree is only a short drive away with its mainline train station (London Liverpool street approximately one hour) shops, bars cafés library and sailing club. The property comprises in brief:- Entrance hall with stairs to first floor. The modern kitchen is located at the front of the property with double glazed window base and eye level cupboards. Lounge with doors opening onto rear garden. On the first floor there are two bedrooms, the master bedroom situated at the front of the property. Bathroom with bath WC and hand basin

Entrance Hall

Front entrance door. Stairs leading to first floor

Kitchen

10'2 x 5'10" (3.10m x 1.78m)

Modern kitchen with base and eye level cupboards, double glazed window to front elevation.

Lounge

13'5 x 12'2 (4.09m x 3.71m)

Double glazed door to rear garden

First floor landing

Airing cupboard

Bedroom one

12'2 " x 11'2" max (3.71m " x 3.40m max)

Mirror fronted wardrobes. Double glazed windows to front. Electric panel heater

Bedroom two

9'10" x 7'7" (3.00m x 2.31m)

Double glazed window to rear. Electric panel heater

Bathroom

Bath with shower over. WC. Hand basin. Double glazed frosted window. wall mounted fan heater

Outside

Enclosed rear garden with patio. lawned area. Parking space close by

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

important Information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £917

Landlords restriction No smokers

EPC rating B (Current 57 - Potential 89)

We understand the property to be council tax band B Babergh district council

Available: May 2023

Holding Deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/ contribute towards the first months rent.

Directions

Proceed from our office along Station Road a the roundabout take third exit either under or over the bridge onto A137 a the next roundabout take third exit onto Cattawade follow road onto New Village approx 900 yards take the second right onto Temple Pattle deveopment follow the road round as far as you can go where the property can be found by a MJM Estate To Let board

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