



Tara White Horse Road, Colchester, CO7 6TR  
£1,700 PCM

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# Tara White Horse Road

Colchester, CO7 6TR

- Newly fitted kitchen units and flooring
- Newly fitted double glazing (not conservatory or lounge door)
- Gas heating
- Spacious kitchen/ diner
- Redecorated emulsion walls
- Garage plus parking

MJM Estate are delighted to offer this unfurnished three bedroom detached bungalow undergoing some light modernisation located in this popular village. The property comprises in brief:- Entrance hall with door off to lounge and further sliding door leading into conservatory. There is a spacious kitchen diner with newly fitted units and utility room with door to side garden. The three bedrooms are located at the rear of the bungalow, the master bedroom with fitted wardrobe. Good size bathroom with separate shower and further cloakroom.

Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and start envisioning the life you could lead in this delightful property on White Horse Road.



£1,700 PCM



Entrance lobby	
New fitted front door	
Hallway	
Lounge	18'4" x 11'2" (5.59m x 3.40m)
Conservatory	15'3" x 8'2" (4.65m x 2.49m)
Cloakroom	5'5" x 4'2" (1.65m x 1.27m)
Spacious kitchen/ diner	18' x 14'9" (5.49m x 4.50m)
Utility Room	5'9" x 5'3" (1.75m x 1.60m)
Bathroom	10' x 5'4" (3.05m x 1.63m)
Bedroom one	14'7" x 9'3" (4.45m x 2.82m)
Bedroom two	11' x 9'3" (3.35m x 2.82m)
Bedroom three/study	9'1" x 8'7" (2.77m x 2.62m)
Door to rear side	

#### Outside

The property is recessed from the road with the driveway providing off road parking and single garage. Rear garden principally laid to lawn with shrubs.





#### Important information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1961

Landlords restriction No smokers ,no pets would suit professional couple.

EPC rating B ( 82 Current - 84 Potential )

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

We understand mains water, drainage, gas and electricity are connected to the property

Mobile Coverage - It is understood mobile coverage (indoor) is limited. providers O2, EE (Ofcom Mobile Checker – September 2024)

Special note:- The front of the proeprty externally is due to be weather boarded and part rendered therefore the brick sown in these details will be covered over.

#### Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

#### Directions

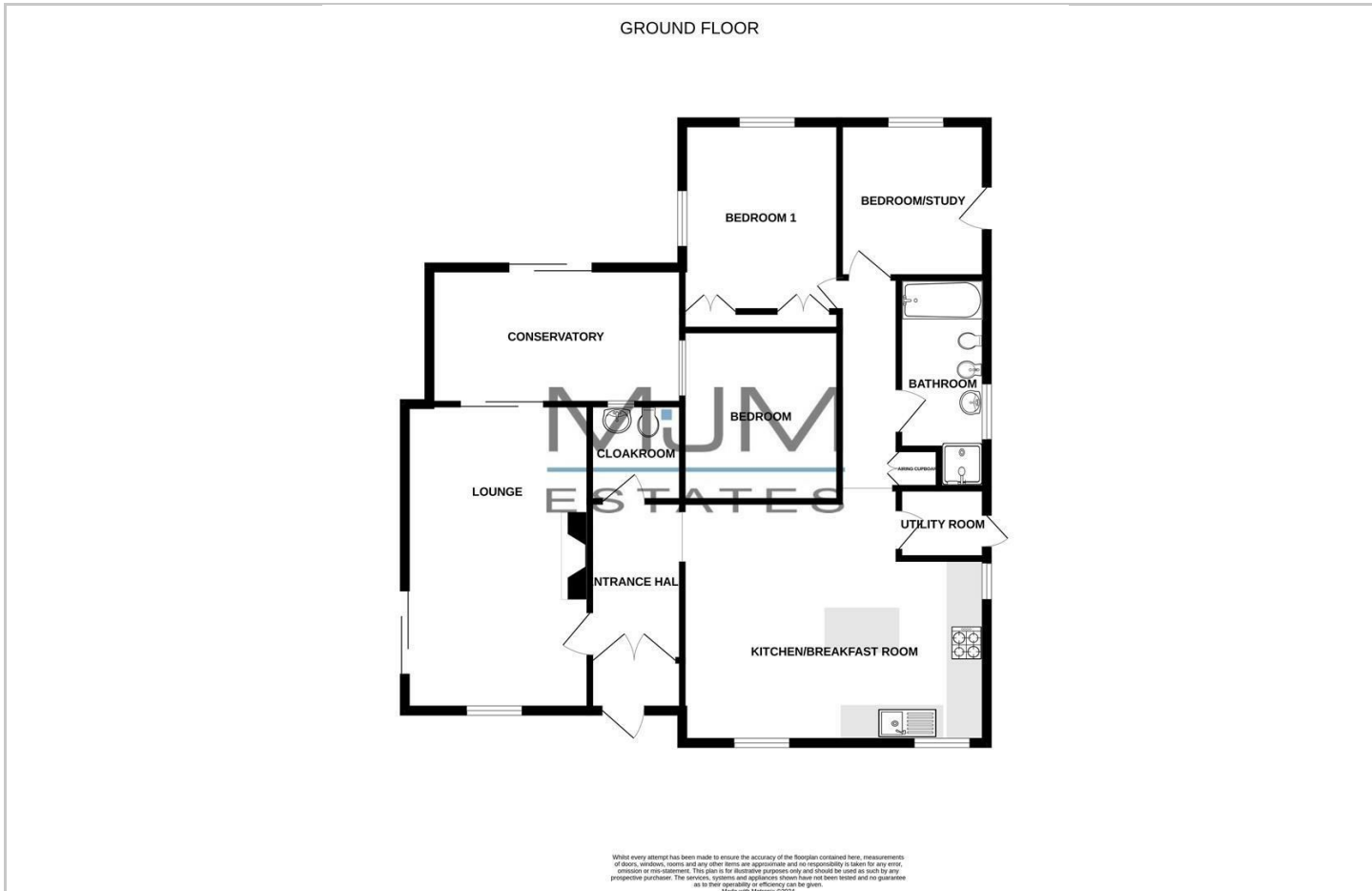
Proceed from Manningtree along A137 tuner left onto Bergholt Road follow this road into East Bergholt turn left onto Whitehorse Road approx 900 yards on the righthand side the property can be found







## Floor Plans



## Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

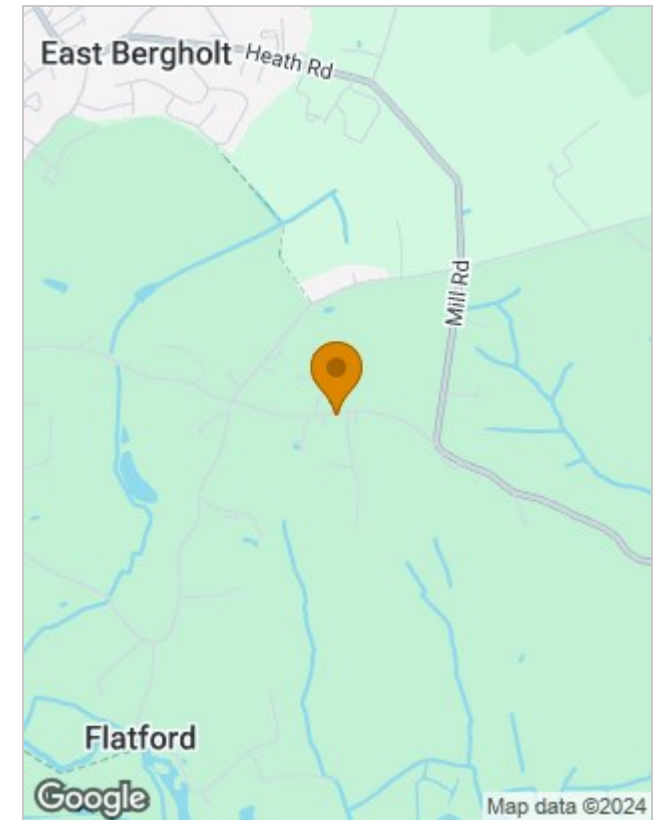
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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.

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## Location Map



## Energy Performance Graph

