



Detached: Tillingham

Monthly £1,450

CHELMSFORD OFFICE

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

01245 231123

3 bedroom detached house to let in the rural surroundings of Tillingham.

The property has been refurbished throughout to a high standard.

Available at the beginning of September.

Some photos were taken for previous letting.

There will be an additional monthly charge of £50 per pet if agreed by the landlord

DETAILS

DESCRIPTION

This delightful character cottage is a detached house comprising; two reception rooms, kitchen, utility room. To the first floor, there are three bedrooms and a family bathroom. The property offers a good size garden with farmland views and ample off road parking. The property benefits from a shed, greenhouse and outhouse.

Location

The property is located on Brook Road in Tillingham. Tillingham is a small village located 8 miles from Burnham on Crouch and 3 miles from Bradwell on Sea in the Maldon district of Essex. Tillingham offers a primary school, two chapels, grocery shop and two public houses. Further facilities are available in the City of Chelmsford 22.4 miles away which include a mainline station with services to London Liverpool Street.

THE PROPERTY

The property comprises:

Ground Floor

- **Kitchen:** 4.1m x 3.9m - Cushioned flooring, range of work surfacing with cupboards above and below, built in oven, hob and extractor fan, space for white goods, window to two aspects
- **Utility Room:** 3.8m x 1.9m - Cushioned flooring, space for white goods, windows to two aspects
- **Reception Room One:** 4.27m x 4m - carpeted with working original feature fireplace, radiator, window to front aspect
- **Reception Room Two:** 3.7m x 3.3m - carpeted with working original feature fireplace, radiator, window to front aspect, understairs cupboard and stairs to first floor
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First Floor

- **Bedroom One:** 4.24m x 3.25m - Dual aspect room, carpeted, radiator, built in storage cupboard.
- **Bedroom Two:** 4.2m x 4m - With a decorative fireplace, carpeted, radiator, window to front aspect.
- **Bedroom Three:** 4m x 2.5m - Carpeted with a built in wardrobe, radiator, window to side aspect.
- **Family Bathroom:** Cushioned flooring, white basin, bath with shower overhead / glass shower screen and W.C, radiator, window to rear aspect.

EXTERNALLY

- Shed

- Garden is laid to lawn
- Greenhouse
- Large outbuilding
- Off road parking for several cars

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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

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

SERVICES

We understand that mains water and electricity are connected. The property benefits from private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A five week deposit 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 and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.
