



## 18 Keepers Way, Copford, Colchester, Essex, CO6 1GL

£2,950 Per Month

- Four Bedroom Detached New Build
- Four Double Bedrooms
- Air Conditioning
- Bathroom, En Suite and w/c
- Close to Marks Tey Train Station and A12
- Open Plan Kitchen/Living Area
- Modern Throughout
- Off Road Parking and Garage
- Popular Rural Location
- Available March

# 18 Keepers Way, Colchester CO6 1GL

Nestled in the charming area of Copford, Colchester, this stunning new build detached house on Keepers Way offers a perfect blend of modern living and comfort. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time.

The house features four well-proportioned bedrooms, providing ample space for a growing family or accommodating guests.

Outside, the property includes parking for two vehicles, a valuable asset in this desirable location.

This delightful home is perfect for anyone looking to enjoy the benefits of a new build while being close to the amenities and attractions that Colchester has to offer.



Council Tax Band: F



## Entrance

With stairs leading to the first floor. Doors leading to:

## Living Room

11'5" x 14'10"

A spacious room with window to front aspect.

## Study/Playroom

11'0" x 6'6"

A room perfect for a home office or playroom. Window to front aspect.

## W/C

Comprising of a low level w/c and vanity hand wash basin with useful storage under.

## Kitchen/Living Area

30'5" x 10'0"

A spacious and beautifully presented open-plan kitchen and living area, designed for modern living. The kitchen features elegant quartz countertops and a central island, complemented by a range of eye-level and base units offering ample storage. Fully equipped with integrated appliances including a dishwasher, fridge/freezer, double oven, hob, and extractor hood. The space is filled with natural light from patio doors and rear-aspect windows, creating a bright and inviting atmosphere. Additional benefits include useful understairs storage and a door leading to:

## Utility Room

7'0" x 6'0"

With plumbing for a washing machine and space for a tumble dryer. Door leading to driveway to the side of the property.

## Landing

With an airing cupboard. Doors leading to:

## Bedroom One

15'0" x 13'3"

A large double bedroom with window to front aspect. Door leading to:

## En Suite

7'1" x 5'7"

A modern suite comprising of a walk in shower cubicle, low level w/c and vanity hand wash basin. Window to front aspect.

## Bedroom Two

11'7" x 11'5"

A double bedroom with window to front aspect.

## Bedroom Three

7'11" x 13'7"

A double bedroom with window to rear aspect.

## Bedroom Four

10'5" x 9'9"

A double bedroom with integrated wardrobes. Window to rear aspect.

## Bathroom

7'3" x 6'2"

A modern family bathroom with a white suite comprising of panelled bath and shower, low level w/c and hand wash basin. Window to rear aspect.

## Outside

To the front of the property, there is a low brick enclosing laid lawn. To the right of the property, is a driveway with two off road parking spaces and leads to a single garage. To the rear of the property, it is mostly laid lawn, enclosed by panel fencing. Also side access to the garage.

## Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

\*Deposit: £3,403.00

Council Tax Band: F

Availability: Now

EPC Rating: TBC

No Pets

Non Smokers

\* MJPC have partnered with Reposit to offer a Cashless Deposit option to the normal 5 week deposit. Please ask any team member for more details.

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

## Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

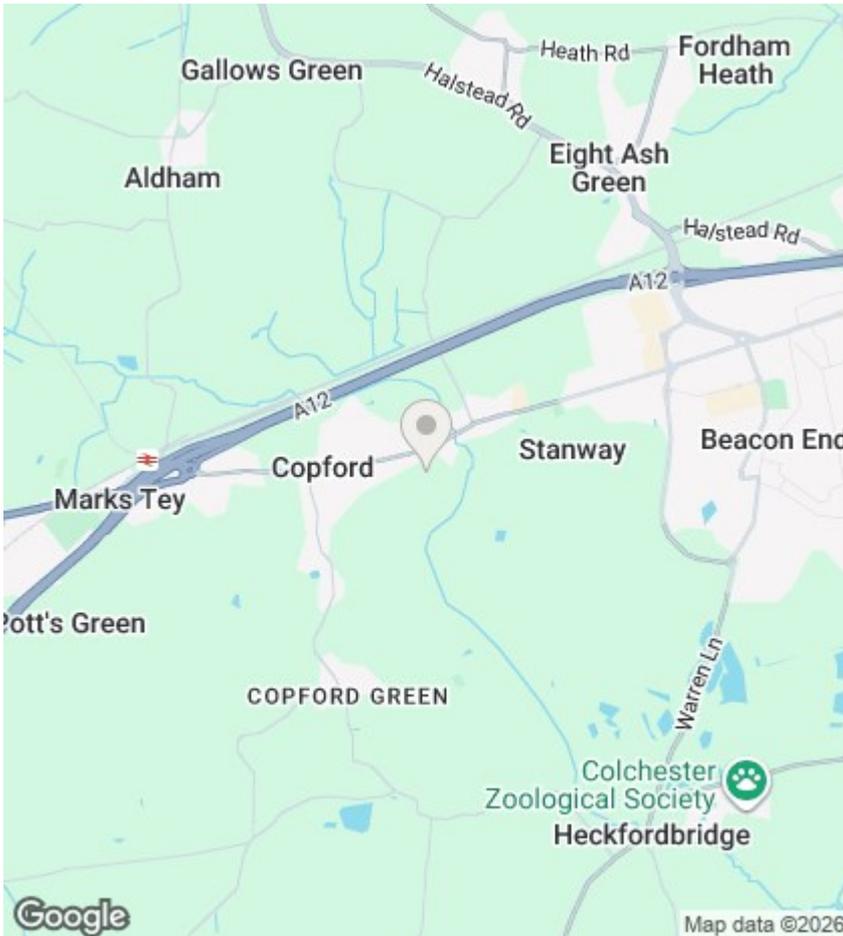
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

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## Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Make an Offer"



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>95</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor 0



Approximate total area<sup>(1)</sup>  
1460 ft<sup>2</sup>  
135.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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