



Matthew James



**3 Mill Street, Nayland, Colchester, Essex, CO6 4HU**

**£850 PCM**

- Period Cottage
- Popular Location
- Available from the Start of December 2025
- DEPOSIT FREE OPTION AVAILABLE
- Two Bedrooms
- Courtyard Style Rear Garden
- Unfurnished

## LOUNGE

13'0" x 10'8"

Front door opens into the lounge with a feature fireplace and further door to kitchen/dining room. Window to the front aspect. Electric wall heater.

## KITCHEN/DINER

12'1" x 9'2"

Comprising modern fitted units with stainless steel sink and drainer with mixer taps over. Rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing electric oven and hob. Space for fridge/freezer. Pluming for washing machine. Door to rear garden. Stairs rising to the first floor landing. Under stairs storage cupboard.

## LANDING

With doors leading to:

## BEDROOM ONE

14'2" x 10'10"

A double bedroom with window to front aspect. Electric wall heater.

## BEDROOM TWO

8'6" x 5'10"

With window to rear aspect. Electric wall heater.

## BATHROOM

A white suite with panel bath with shower attachment over. Low level WC and pedestal wash hand basin. Window to rear.

## OUTSIDE

With pedestrian access to the side leading to a small rear courtyard garden.

## SERVICES

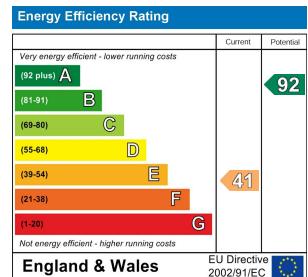
The property benefits from mains water, electric and drainage. Heating is via electric wall mounted heaters.

## Council Tax Band:

B

## EPC Rating:

E



## TENANCY INFORMATION

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £980.00

Availability: 1st December 2025

EPC Rating: E - 44

No Pets

Non Smokers

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.

## 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.