



## 1 Bell Close, Colchester, CO2 8EP

£1,300 Per Month

- Three Bedroom End Terrace House
- Gas Central Heating
- Available Now
- Living and Kitchen/Dining Room
- Family Bathroom and W/C
- Unfurnished

### Entrance

Doors leading to:

### W/C

2'10" x 7'7"

Comprising of a low level w/c and hand wash basin. Window to front aspect.

### Living Room

15'11" x 15'4"

A spacious room with window to front aspect. Doors leading to stairs and:

### Kitchen/Dining Room

15'10" x 8'10"

Comprising of undercounter and eye level cupboards, over head extractor hood, space for washing machine and separate storage cupboard. Window to rear aspect and patio doors to rear garden.

### Stairs/Landing

Doors leading to:

### Bathroom

6'7" x 5'6"

Comprising of a panel bath, low level w/c and pedestal hand wash basin. Window to rear aspect

### Bedroom One

9'2" x 13'4"

A double bedroom with plenty of storage. Window to front aspect.

### Bedroom Two

8'11" x 9'8"

A double bedroom with window to rear aspect.

### Bedroom Three

6'4" x 8'5"

A single bedroom and window to front aspect.

### Outside

To the rear of the property is a enclosed garden mostly laid lawn.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

\*Deposit: £1,500.00

Council Tax Band: B

Availability: Now

EPC Rating: C

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

Council Tax Band:

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### 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"