



## 3 Cross Way, West Mersea, Colchester, CO5 8HW

£2,600 Per Month

- Four/Five Double Bedrooms
- Lovely Countryside Views
- Landscaped Rear Garden
- Unfurnished
- Extremely Popular Village Location
- Large Master Suite with En-Suite
- Available January 2026

### Entrance Hallway

A vaulted reception/entrance hallway with doors leading to all ground floor rooms. Oak staircase with glass balustrade rising to first floor landing.

### Dining Area

19'0" x 9'3"

With door to side access. Opening to:

### Kitchen

17'0" x 12'1"

Modern kitchen comprising range of cupboards and drawers with matching range of eye level wall mounted units. Space for fridge/freezer. Plumbing for washing machine. Window and doors opening into rear garden.

### Sitting Room

14'0" x 9'9"

With window to front aspect.

### Study

9'10" x 6'10"

With window to front aspect.

### Bedroom Four

12'9" x 10'8"

A double bedroom with door to Jack and Jill Shower Room.

### Shower Room

Shower cubicle, low level WC and wash hand basin.

### Landing

Doors opening too:

### Bedroom One

17'10" x 12'3"

A double bedroom with vaulted ceiling and door to en-suite. Further doors to balcony.

### En-Suite

Bath, shower, low level WC and sink basin.

### Bedroom Two

21'11" x 10'5"

A double bedroom with doors opening to balcony and window to front aspect.

### Bedroom Three

9'6" x 9'2"

A double bedroom with window to rear aspect.

### Family Bathroom

### Outside

To the front of the property is ample parking for several vehicles with pedestrian access to the rear garden which includes Patio Area, Sun Terrace and outside bar. The garden is all enclosed by panel fencing.

## Council Tax Band:

F

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

### Tenancy Information

The rent is exclusive of utilities and council tax.

\*Deposit: £3000.00

Council Tax Band: F

Availability: Late January 2026

EPC Rating: C - 74

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.