



3 Atlas Road, Earls Colne, Colchester, CO6 2LU

£1,300 Per Month

- Three Bedroom Terraced House
- Walking Distance to Village Centre
- Shower Room and WC
- Popular Village Location
- Off Road Parking
- Available End of November

Entrance Hallway

With space underneath stairs for storage. Stairs leading to first floor. Doors leading to:

Living Room

18'4" x 12'6"

A spacious living area with window to front aspect. Door leading to:

Kitchen

11'6" x 9'1"

Comprising of under counter storage, Bosch oven, four ring hob and over hear extractor hood. Space for fridge/freezer and plumbing for washing machine. Window to rear aspect. Door leading to:

W/C

5'3" x 9'4"

Pedestal hand wash basin and low level w/c. Window to rear aspect and door leading to rear garden.

Landing

Doors leading to:

Bedroom One

11'10" x 14'7"

A large double bedroom with storage. Windows to rear aspect.

Bedroom Two

11'10" x 10'2"

A double bedroom with window to front aspect

Bedroom Three

8'9" x 8'4"

A single bedroom with over stair storage and window to front aspect.

Shower Room

5'7" x 8'0"

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

Outside

To the rear of the property, there is a well presented garden enclosed by wooden fencing with storage shed. There is also access to the side of the property. To the front of the property is laid lawn and off street parking with space for two cars.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

*Deposit: £1,500.00

Council Tax Band: B

Availability: End of November

EPC Rating: E

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.

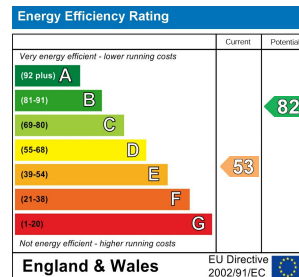
MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Council Tax Band:

B

EPC Rating:

E



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. Select the property in question and click "Make an Offer"