



£775 PCM

Rigby Road, Mistley, Manningtree, Essex, CO11 1JZ

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Established and unfurnished one/two bedroom terrace property accessed via a pedestrian right of way towards the end of this cul de sac in this popular village with easy access to Mistley train station and Manningtree town centre a short driveway with its bars shops library and restaurants. The property comprises in brief:- Timbered front door into lounge with feature red brick fireplace (not in use) sash window to front elevation, door into dining room with stairs to first floor, storage cupboard under and door into kitchen with further double glazed door leading out onto rear courtyard. On the first floor there is the principal bedroom located at the front of the property, small study/nursery room and bathroom comprising bath with shower attachment WC hand basin and double glazed window (please note ceiling height is not full height as the ceiling angles downwards).

Lounge

11'1" x 10'7" (3.38m x 3.23m)

Feature red brick fireplace place (not in use) sash window to front elevation

Dining Room

8'2" x 7'9" (2.49m x 2.36m)

Stairs leading to first floor

Kitchen

12'8" x 5'6" (3.86m x 1.68m)

First floor

Principal bedroom

10'9" x 10'7" (3.28m x 3.23m)

Sash window to front elevation

Study/Nursery Room

8'10" x 5'4" (2.69m x 1.63m)

Bathroom

5'6" x 7'2" not full height (1.68m x 2.18m not full height)

Bath with shower attachment WC hand basin and window to side elevation

Please note the ceiling angles downwards

The Outside

Rear courtyard with door to useful outside storage/building

Important Information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £894

Landlords restriction No smokers

EPC rating D (Current 68 - Potential 90)

We understand the property to be council tax band B Tendring district council

Special note:- There is no parking with this property. The stairs in this property are very steep and may not be suitable for all. The bathroom ceiling angles downwards and the room is not measured at full height. The electricity is on a key meter.

Available: February 2024

Holding Deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/contribute towards the first months rent.

Directions

Proceed through Manningtree high street along The Walls past Mistley Railway Station on the right take the second right into California Road where the property can be found on the righthand side just before Armagh Terrace

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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