



South Street, Manningtree, Essex, CO11 1BA

£950 PCM Unfurnished





# South Street

Manningtree, Essex CO11 1BB

- Gas Heating
- Double glazing
- Allocated parking space
- Centrally located for Manningtree high street

Unfurnished two bedroom house located just off Manningtree high street. The property comprises in brief:- Entrance lobby with stairs to floor doors to bathroom comprising white suite:- Paneled bath with mixer shower attachment hand basin and WC. Bedroom. Stairs to first floor. Master bedroom with fitted wardrobe/cupboard door to ensuite cloakroom with hand basin and WC. Open plan lounge/kitchen area.



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Entrance lobby  
Steps leading up to the front entrance door. Entrance lobby with stairs to first floor and doors to bathroom and bedroom.

Ground floor bathroom      6'8" x 5'9" (2.03m x 1.75m)  
White suite

Ground floor bedroom      12'8" x 8'8" (3.86m x 2.64m)

First floor

Master bedroom      11'5" x 8'9" (3.48m x 2.67m)  
Built in wardrobe

Ensuite cloakroom off master bedroom  
5'9" x 3'1" (1.75m x 0.94m)

Hand basin and WC

Lounge/Kitchen area      19'3" x 14'9" (5.87m x 4.50m)  
measured as one room

Kitchen area  
Base and eye level cupboards.

## Directions

The property is located on South Street just off Manningtree high street between Compass Court and Cafe Rio

### The outside

We understand the property has the benefit of allocated parking space

### Important information

The rent is exclusive of utilities and council tax.

Initial term 12 months

Deposit £1096

Landlords restriction No smokers ,no pets would suit professional couple.

EPC rating D (65 Current - 86 Potential)

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

We understand mains water, drainage, gas and electricity are connected to the property

Broadband Availability - Standard and Superfast is available and Ultrafast is not available (Ofcom Broadband Checker - February 2025).

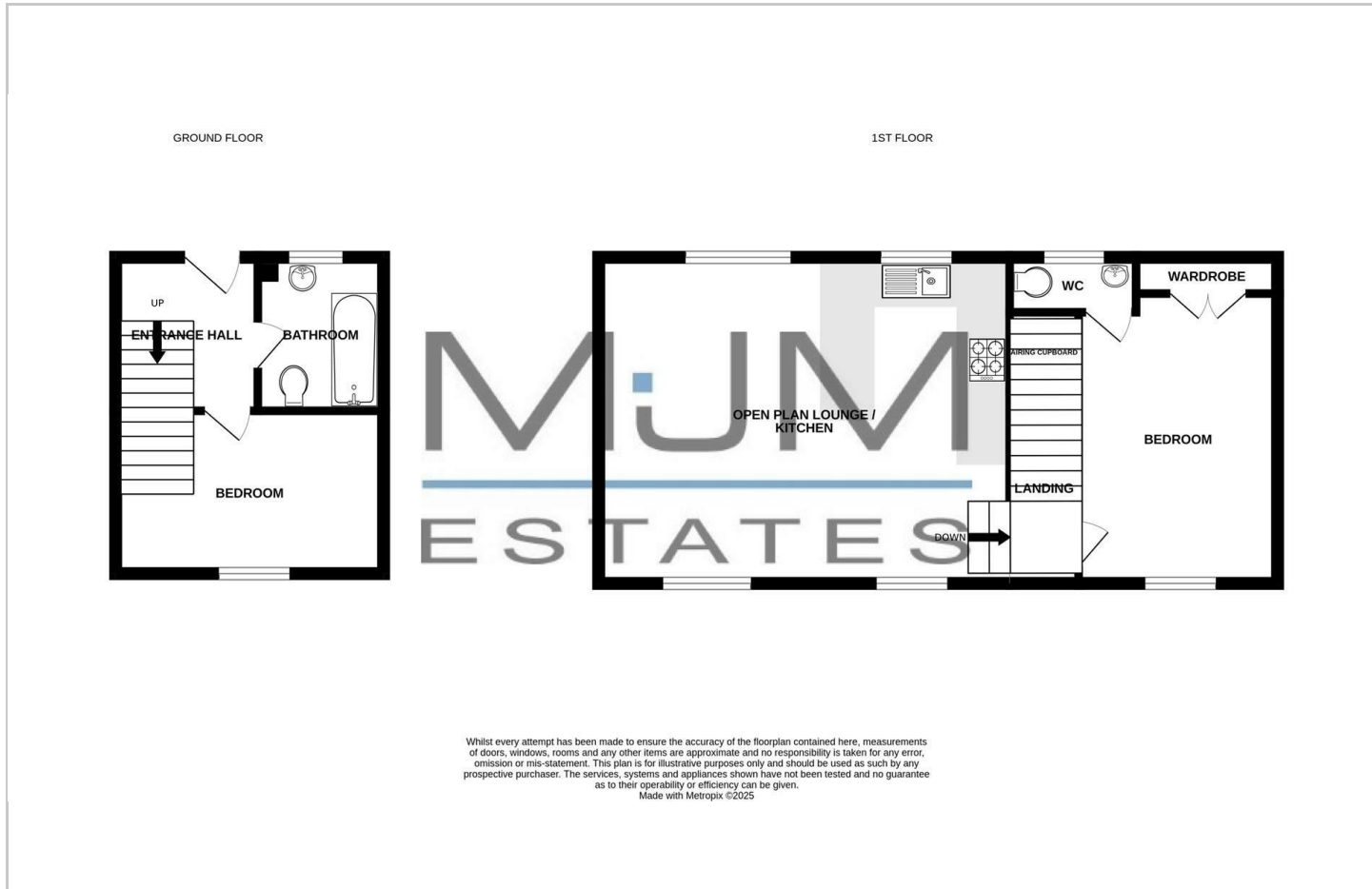
Mobile Coverage - It is understood mobile coverage (indoor) is limited with EE and Three, O2 and Vodafone is likely. Data is limited with Three O2 and EE and likely with Vodafone. (Ofcom Mobile Checker - February 2025)

### Holding deposit

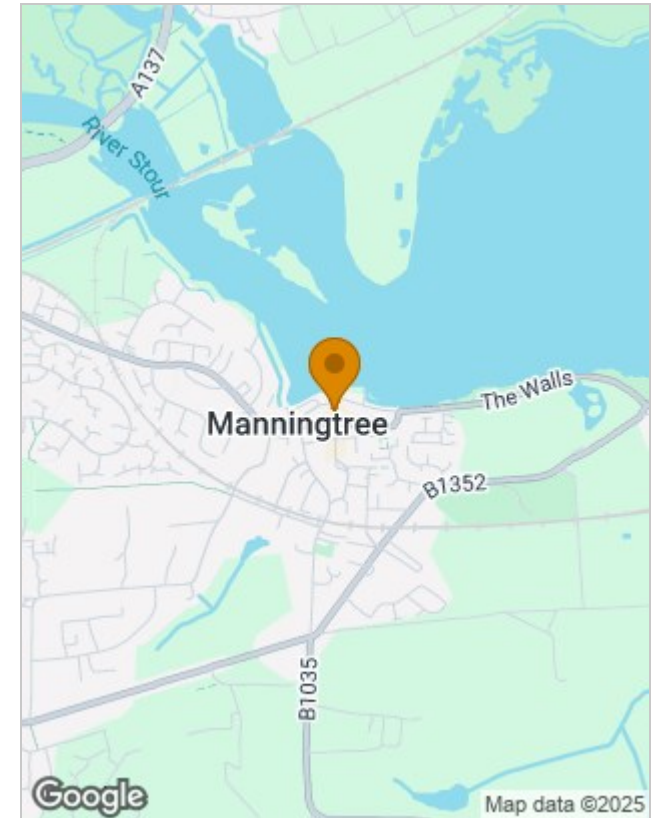
Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent



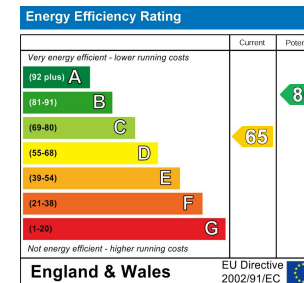
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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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