



South Street, Manningtree, CO11 1BB
£1,360 PCM PCM Unfurnished





South Street

Manningtree, CO11 1BB

- Centrally located for Manningtree high street
- Gas heating
- Bathroom and separate shower room
- New flooring in the top two bedrooms
- Spacious lounge
- Period features
- Redecorated walls throughout

Centrally located unfurnished 4 bedroom duplex apartment, which should be viewed internally for its spacious proportions to be fully appreciated

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Entrance hall
Stairs to first floor. Cupboard housing gas fired boiler

Landing area

Lounge 23'6" x 11'6" max (7.16m x 3.51m max)

Kitchen area 10'6" x 6'7" (3.20m x 2.01m)
Single drainer sink unit. Base and eye level cupboards. Cooker, washing machine and fridge freezer

Bedroom Four 10'5" x 9'4" (3.18m x 2.84m)

Bedroom Three 12'8" x 10'3" (3.86m x 3.12m)

Bathroom 7' x 5'4" (2.13m x 1.63m)
White suite comprising bath with shower screen WC hand tiling to walls

Second floor

Second floor landing
Eaves storage cupboard

Bedroom Two 11'2" x 9'6" (not full height) (3.40m x 2.90m (not full height))
Newly fitted carpet. Velux window to front. Wardrobe

Bedroom One 16' x 9'2" (not full height) (4.88m x 2.79m (not full height))
Newly fitted carpet. Velux window to front. Exposed beams





Directions

The property is located over MJM Estates and Claret and Brew wine bar in South Street Manningtree

Shower room
Shower cubicle WC and hand basin

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

Important information

The rent is exclusive of utilities and council tax. Deposit £1569

Special note there is no parking or outside space with this property

Some of the doors heights are not standard height and are lower than normal. Some of the rooms have exposed beams are head level

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

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 Superfast and Ultrafast available (Ofcom Broadband Checker - December 2024).

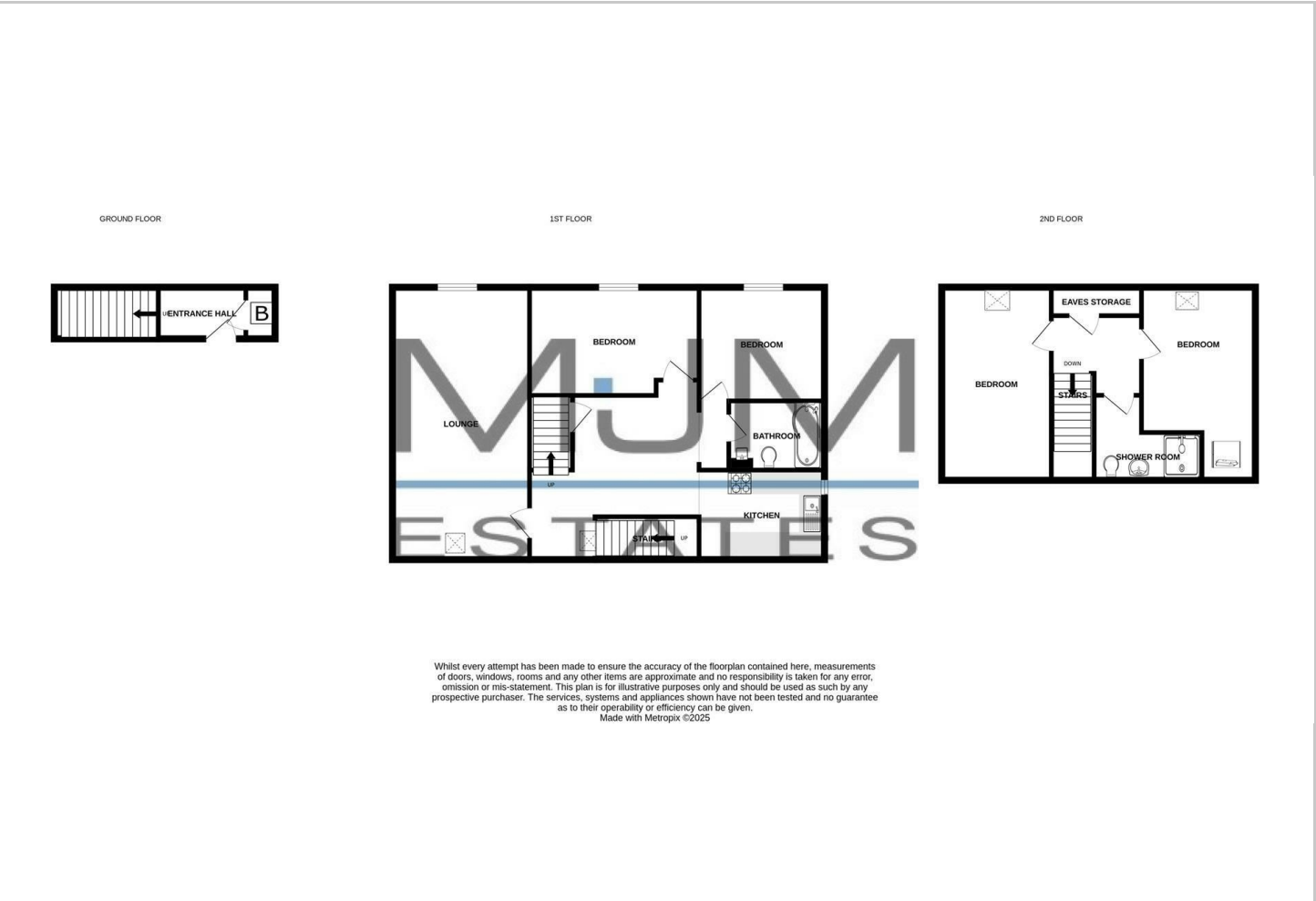
Mobile Coverage - It is understood mobile coverage (indoor) is limited with Vodafone., EE ,Three and O2. Data is limited EE and Three 02 and Virgin (Ofcom Mobile Checker - December 2024)

Under section 21 of the Estate Agents act 1979 an interest is declared in this property





Floor Plans



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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Location Map



Energy Performance Graph

