



## Barn Conversion: Witham

Weekly £100

### CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Double rooms to rent in a barn conversion situated on a farm site on the edge of the village of Wickham Bishops.

### DETAILS

#### DESCRIPTION

Double room to rent in a barn conversion situated on a farm site on the edge of the village of Wickham Bishops. The rooms share a kitchen with the landlord and have access to one shower room and two toilets shared between three letting rooms.

Each room is furnished with a bed, desk, and fridge. The rent is inclusive of bills.

#### LOCATION

The property is located on the outskirts of Wickham Bishops. Wickham Bishops is a small village situated between Witham and Maldon.

#### PARKING

To be allocated by the landlord. Due to location private transport is essential.

## **FURNISHINGS**

The property is being offered furnished, as detailed above.

## **SERVICES**

All services including superfast broadband are included in the rent. The tenants have access to a kitchen that is shared with the landlord. A washer and drier is provided for the lodgers to share.

## **LEGAL**

### **NOTICE**

In the context of the Property Misdescriptions Act 1991 it is hereby declared that none of the statements contained in these particulars as to this property are to be relied on as statements of fact. It is understood that any prospective buyer will arrange for an independent survey. Photographs may have been taken with a wide-angled lens.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **ENERGY PERFORMANCE CERTIFICATE**

The property is exempt from EPC regulations.

### **PROPERTY INSURANCE**

The landlord will insure the building and the tenant will be responsible for contents insurance.

### **TERMS**

The property will be let on an licence. One months' rent will be held as a deposit and in accordance with the terms of the Tenancy Deposit Scheme. Rent will be payable monthly in advance, by standing order only.