



**Detached: Ongar Road, Cooksmill Green,
Essex**

Monthly £1,300

CHELMSFORD OFFICE

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

01245 231123

A newly refurbished, detached, three bedroom house with views overlooking surrounding farmland and easy access to the City of Chelmsford.

The property is subject to an Agricultural Occupancy Condition.

DETAILS

LOCATION

The property is situated in a rural location adjoining the A414 approximately 5 miles west of Chelmsford city centre, Ingatestone is approximately 6 miles and Stansted Airport is approximately 20 miles.

Chelmsford offers a comprehensive range of shopping and leisure facilities and a mainline train station offering frequent services to London Liverpool Street in approximately 40 minutes.

GROUND FLOOR

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Living Room: 3.9 x 4.8 m - Laminate wooden flooring with UPVC D/G French doors overlooking the garden to the rear and a brick feature fireplace.

- Utility Room: 3.1 x 2 m - UPVC D/G windows overlooking the front garden, laminate wooden flooring, with white fitted storage units and a washing machine connection.
- Dining Room: 3.1 x 3.6 m - UPVC D/G window overlooking the garden to the rear, laminate wooden flooring.
- Kitchen: 2.7 x 3.6 m - UPVC D/G window to the side and door to the back garden, lino flooring, white fitted units with built- in electric oven and extractor hood.

FIRST FLOOR

- Bedroom 1: 2.4 x 2.4 m (Max) UPVC D/G window to front, built-in storage cupboard with carpeted flooring.
- Bedroom 2: 3.1 x 3.9 m UPVC D/G window to the rear, with carpeted flooring.
- Bedroom 3: 3.2 x 3.1 m UPVC D/G window to the rear, with carpeted flooring.
- Family Bathroom: 1.6 x 2.3 m, UPVC D/G window, fitted bath with shower over, WC and wash hand basin.

OUTSIDE

There are front and rear gardens, a timber garage and off road parking.

LEGAL

PLANNING

The property is subject to an Agricultural Occupancy Condition which states that "the dwelling shall be occupied only by a person or persons employed or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962". The original planning permission Reference M/CHR/1104/67 is dated the 27th February 1968. A copy can be provided on request.

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey

nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

SERVICES

We understand that the property has a private water meter and electricity are connected. There is gas fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A deposit equivalent to five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

PETS

The Landlord retains the right to charge an additional rental payment of Â£50.00 per pet per month at his discretion.

DIRECTIONS

From Chelmsford head west via Greenbury Way and on to the A414 Ongar Road. After about 1 mile the property will be seen on the left hand side.

POSTCODE

CM1 3SR

Little Moor Hall, Ongar Road, Cooksmill Green, Essex, CM1 3SR



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Site Plan
For Identification Purposes Only