



**Cottage: Kelvedon**

**Monthly £950**

## RAYLEIGH OFFICE

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

**01268 783377**

Three bedroom detached Grade II listed cottage in a rural location  
available mid September.

## DETAILS

### LOCATION

The rural property is located on the outskirts of the village of Kelvedon approximately 1.4 miles from Kelvedon and 2.7 miles from Witham by road. The property is approximately 2.0 miles by road from Kelvedon Railway Station, which provides mainline rail links to London Liverpool Street in under an hour.

Although this property is situated in a scenic rural location it has the benefit of being easily accessible from the A12 via the B1024. London Stansted Airport can be accessed by the A120, and is circa 22 miles by road from the property.

### THE PROPERTY

The accommodation comprises a kitchen, lounge (with open fire), three bedrooms and family bathroom. The kitchen opens on to an outdoor

courtyard area.

The property which is Grade II listed and blends the original farmhouse features with a fresh contemporary style. The property benefits from kerosene oil heating. The bathroom and kitchen were refurbished a year ago.

The landlord charges an extra £25 per month to the rent for the following: water, sewage, grass maintenance of the front lawn and a window cleaner.

### **EXTERNALLY**

There is a large parking area, paved courtyard and lawn to the front of the property. The grassed area is maintained by the landlord but can be enjoyed by the tenants.

## **LEGAL**

### **NOTICE**

Whirlledge & 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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

### **VIEWING**

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

### **SERVICES**

We understand that mains water and electricity are connected. There is kerosene oil central heating and private drainage. The water and sewage costs are charged at an extra £25 per month.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is exempt from an EPC as it is Grade II listed.

### **TERMS**

The property is to be let on an Assured Shorthold Tenancy. A one month deposit 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.

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**Whirledge  
&Nott**

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