



Farm House: Writtle

Monthly £2,500

CHELMSFORD OFFICE

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

01245 231123

A detached Grade II Listed five bedroom farmhouse situated on the outskirts of the popular village of Writtle.

DETAILS

DESCRIPTION

Grade II Listed farmhouse set within good sized gardens with open farmland views to rear.

LOCATION

The property is located just outside the village of Writtle within four miles of Chelmsford Town Centre and a short drive from the A414.

ACCESSIBILITY

Writtle offers a number of facilities including a Co-op supermarket with Post Office, a number of restaurants, public houses and cafes, a doctors' surgery, primary school and library.

Chelmsford has a huge array of shopping and recreational facilities and a

mainline station offering frequent services to London Liverpool Street within 40 minutes.

THE PROPERTY

The farmhouse is approached over a gravelled driveway, via electronic security gates. The accommodation includes:

Ground Floor

- Lounge
- Reception Room
- Study
- Kitchen
- Utility Room
- Shower Room

First Floor

- Bedroom One with En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom

EXTERNALLY

Good size gardens. Ample driveway parking. Detached cart lodge style storage / garage.

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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water gas and electricity are connected. There is gas fired central heating.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two 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. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.