

# BARRETT

ESTATE & LETTING AGENTS



## Rose Cottage

, Church Road, Ramsden Heath, Essex, CM11 1PW

Rental £1,195 pcm

3 bedroom Semi Detached House available Now

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- \* Unfurnished
- \* Fitted wardrobes to all bedrooms
- \* Available December
- \* Modern Kitchen with appliances
- \* Large lounge / diner
- \* Large Rear Garden
- \* Three good size bedrooms
- \* Ground floor w.c
- \* Shower room / w.c
- \* Own Front Door
- \* Available Beginning December

### Description

BARRETT PROPERTY MANAGEMENT are delighted to offer this truly picturesque semi-detached cottage offering spacious and well planned accommodation. This property boasts a wealth of character and is situated on a lovely plot.

The deposit required is £1,195

### Further Information

No animals to be kept on the premises for the duration of the tenancy

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(13-38) <b>F</b>			
1-12 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(13-38) <b>F</b>			
1-12 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact  
Creation Date: 30/11/2020

Property Ref: inst-7410  
IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Barrett Property Management, 2020. Barrett Property Management Registered in England No.