

BARRETT

ESTATE & LETTING AGENTS



Rectory Road
, Rowhedge, Colchester, Essex, CO5 7HR

Rental £1,400 pcm

4 bedroom Detached House available 02 September 2021

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- * Unfurnished
- * Four bedrooms (3 Doubles)
- * Large well fitted kitchen
- * Spacious Lounge / Diner

- * Separate dining room
- * Large office
- * Utility room
- * Ground Floor Cloakroom

- * Family Bathroom / w.c with shower
- * Garage
- * Available Now
- * Parking for many vehicles

Description

Barrett Estate & Letting Agents are pleased to offer for rent this very large, 4 bedroom fully detached house situated on a large plot. The property offers well planned and spacious family accommodation and should be viewed without delay. Available Now.

The deposit required is £1,615.38

Further Information

Charges for the Tenant 1. A refundable deposit equivalent to one weeks rent will be payable by the tenant to secure the property. Should the tenant not proceed with the property or if the tenant fails our referencing procedure then this amount is not refundable. 2. An advance payment of the remaining first months rent is due once references are approved. If the tenant does not then proceed, deductions from this amount will be made to cover the loss of Landlord's rental income and will be calculated on a daily basis. 3. Damage deposit equal to five weeks rent. (To be paid on or before the start 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 (CO2) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Property Ref: inst-7967
IMPORTANT INFORMATION

Creation Date: 02/09/2021

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, 2021. Barrett Property Management Registered in England No.