



Flat A, Hitcham, 30 West Street, Coggeshall, CO6 1NS

To Let: £825 pcm exclusive

Holding Deposit £190

Deposit £950

EPC: Band E

Council Tax: Braintree District Council Band A

A spacious, ground floor maisonette with the benefit of allocated parking, located in the popular town of Coggeshall.



Accommodation:

Living Room

13'11" x 11'5" with bay and door to front, wall mounted night storage heater, vinyl flooring, door to:

Kitchen

12'10" x 12'9"(max) reducing to 9' with window to rear, range of eye level and base units beneath worktops, stainless steel sink and drainer unit, plumbing for washing machine, position for electric oven. Large pantry cupboard, vinyl flooring.

Bedroom

15'9" (max) reducing to 11'8" x 12'8" plus bay, with bay to front and side, wall mounted electric heater, door to:

Shower Room

With suite comprising low level W.C, pedestal wash hand basin and shower cubicle with electric shower.

Outside

There is allocated parking to the front of the property.

Tenant Fees Applicable

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

Viewings

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email info@nicholaspercival.co.uk.

Ref RL.558

Broadband and Mobile coverage

Max download speed Ultrafast 1000 Mbps & upload speed 100Mbps available. Mobile phone coverage likely with O2. Source Ofcom

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. NICHOLAS PERCIVAL are proud to be members of;