

PESTELL & Co

ESTABLISHED 1991



KINGS ACRE, COGGESHALL
RENTAL £975 PCM

TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT | AVAILABLE
IMMEDIATELY | LARGE LIVING ROOM DINER | BATHROOM
KITCHEN | SOUGHT AFTER DESIRABLE VILLAGE LOCATION
ALLOCATED PARKING SPACE | WALKING DISTANCE TO VILLAGE
CENTRE

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A fantastic opportunity to rent this well presented and modern 2 bedroom purpose built apartment on the popular Kingsacre development, in the heart of Coggeshall. Being found on the first floor, this apartment offers two generous double bedrooms, a well appointed fitted kitchen and a dual aspect "L" shaped lounge diner. The tenant will benefit from fitted carpets and SMEG kitchen appliances.



L' SHAPED LIVING
ROOM
20'0" X 15'5" MAX
(6.1M X 4.7M)

KITCHEN



BEDROOM 1: 12' 9" X 10' 4" MAX
(3.89M X 3.15M)

BEDROOM 2: 10' 0" X 6' 9" MAX
(3.05M X 2.06M)

BATHROOM



Front door opening into:

ENTRANCE HALL

With ceiling lighting, smoke alarm, wall mounted storage heater, telephone entry system, wood effect laminate flooring, cupboard housing pressurised hot water cylinder, doors to rooms:

BATHROOM

Comprising of a three piece suite of panel enclosed bath with mixer tap and shower attachment over, glazed screen, full tiled surround, close coupled WC, pedestal wash hand basin with twin taps, wall mounted heater, extractor fan, ceiling lighting, obscure window to rear, half tiled surround and linoleum flooring.

BEDROOM 1 12' 9" X 10' 4" MAX (3.89M X 3.15M MAX)

With large window to front, ceiling lighting, triple door built in wardrobe with shelf and hanging rail, fitted carpet, telephone/TV/power points, wall mounted electric radiator.

BEDROOM 2 10' 0" X 6' 9" MAX (3.05M X 2.06M MAX)

With window to front, ceiling lighting, wall mounted fuse board, wall mounted electric radiator, fitted carpet, power points.

'L' SHAPED LIVING ROOM DINER: 20' 0" X 15' 5" MAX (6.1M X 4.7M MAX)

With windows on three aspects, two ceiling lighting points, fitted carpet, TV/telephone and power points, two storage heaters.

KITCHEN

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface, tiled splash back, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, SMEG four ring electric hob, SMEG oven under and extractor fan above, recess and power for a tall fridge freezer, array of power points, ceiling lighting, window overlooking rear, tiled effect linoleum flooring.

**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

THE PROPERTY

OUTSIDE

The property benefits from a well kept communal garden and allocated parking space.



Energy Performance Certificate

80, Kings Acre, Coggeshall, COLCHESTER, CO6 1NY

Dwelling type:	Mid-floor flat	Reference number:	8708-3822-4229-5297-0543
Date of assessment:	12 May 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 May 2014	Total floor area:	61 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

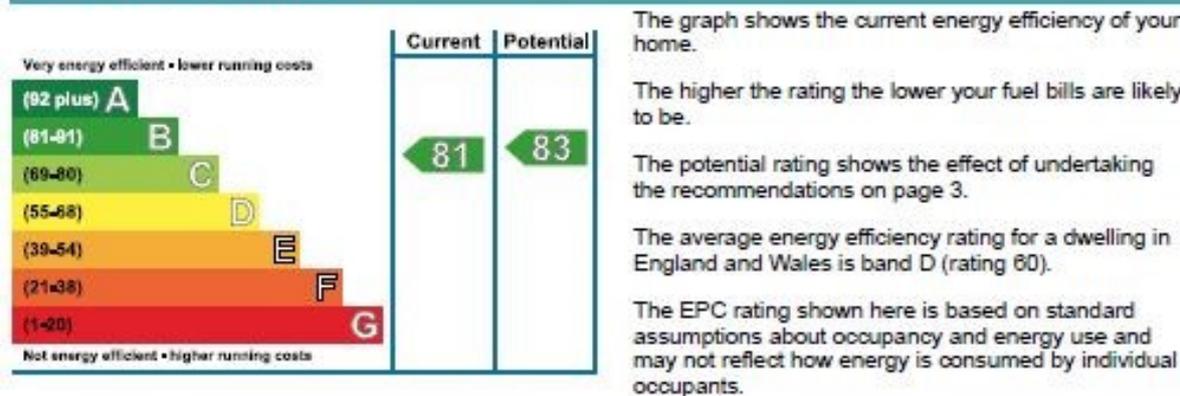
Estimated energy costs of dwelling for 3 years:	£ 1,071
Over 3 years you could save	£ 66

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 537 over 3 years	£ 471 over 3 years	
Hot Water	£ 393 over 3 years	£ 393 over 3 years	
Totals	£ 1,071	£ 1,005	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Fan-assisted storage heaters	£900 - £1200	£ 64

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years. Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256, as well as a monthly Coggeshall Farmers market. Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood Community Science School locally known as a higher achieving leading specialist school and being in the top ten percent of secondary schools in the country.

Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

GENERAL REMARKS & STIPULATIONS

FULL ADDRESS

80 Kings Acre, Coggeshall, Colchester, Essex CO6 1NY

SERVICES

Electricity, water and mains drainage

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB
Tel: 01376 552525

COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?