

PESTELL & Co

ESTABLISHED 1991



HIGH STREET, DUNMOW

TO LET: £1200 PCM – UNFURNISHED – AVAILABLE IMMEDIATELY

3 BEDROOM END OF TERRACE | RECENTLY REFURBISHED
THROUGHOUT | KITCHEN | UTILITY | LIVING ROOM | DINING ROOM
| GROUND FLOOR FAMILY BATHROOM | REAR GARDEN WITH
ENTERTAINING PATIO AREA | CENTRE OF TOWN CENTRE | NO
PARKING

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

We are pleased to offer for let this Victorian three bedroom end of terrace property recently refurbished throughout and located in the heart of Great Dunmow. The ground floor accommodation offers Living Room, separate Dining Room, Utility and Family Bathroom, whilst upstairs are three bedrooms.



ENTRANCE HALL

LIVING ROOM:
12'5" X 11'6"

DINING ROOM: 12'5" X 11'5"

KITCHEN

UTILITY

FAMILY BATHROOM





FIRST FLOOR LANDING

MASTER BEDROOM:
16'11" X 11'6"

BEDROOM 2:
11'5" X 10'

BEDROOM 3:
11'10" X 8'3"



With panel and obscure glazed front door opening into:

ENTRANCE HALL

With cupboard housing electric meter and fuse board, fitted carpet, stairs rising to first floor landing, ceiling lighting, wall mounted radiator, smoke alarm, ceiling lighting, doors to rooms:

LIVING ROOM: 12'5" X 11'6"

With feature bay window to front, ornamental fire place, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points.

DINING ROOM: 12'5" X 11'5"

With ornamental fire place, with slide and sash window to rear, ceiling lighting, wall mounted radiator, fitted carpet, telephone and power points, door through to:

KITCHEN:

Comprising an array of eye and base level cupboards and drawers, complimentary graphite effect work surface, 1½ bowl single drainer stainless steel sink unit with mixer tap, four ring electric induction hob with oven under and stainless steel splash back and extractor fan above, recess and plumbing for dish washer, an array of power points, window to side, wall mounted radiator, ceiling lighting, wood effect linoleum flooring and large under stairs storage cupboard, door through to:

UTILITY

With space and plumbing for washing machine and tumble dryer, two windows to side, power points, wood effect linoleum flooring, ceiling lighting and door through to:

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, close coupled W.C., wall mounted radiator, obscure window to rear, ceiling lighting, half tiled surround, wood effect linoleum flooring.

FIRST FLOOR LANDING

With access to loft, smoke alarm, ceiling lighting, large built-in storage cupboard with shelves, doors to rooms:

MASTER BEDROOM: 16'11" X 11'6"

With sliding sash windows to front, ceiling lighting, wall mounted radiator, fitted carpet, ornamental fire place, built-in wardrobe with shelf and hanging rail, power points.

BEDROOM 2: 11'5" X 10'

With sliding sash window overlooking rear garden, ceiling lighting wall mounted radiator, ornamental fire place, power points and built-in wardrobe with shelving.

BEDROOM 3: 11'10" X 8'3" MAX

With window overlooking rear garden, wall mounted radiator, ceiling lighting, power points, cupboard housing a Valiant boiler, further built-in wardrobe with hanging rail, telephone and power points.



THE PROPERTY – OUTSIDE

FRONT:

The front of the property is approached via an ornamental pathway with brick surround and lawn.

REAR GARDEN:

Split into two sections of patio and steps rising to lawned area retained by close boarded fencing and brick walling.



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

Energy Performance Certificate



76, High Street, DUNMOW, CM6 1AP

Dwelling type: Semi-detached house
Date of assessment: 13 April 2016
Date of certificate: 13 April 2016

Reference number: 8402-3072-6029-6197-4463
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

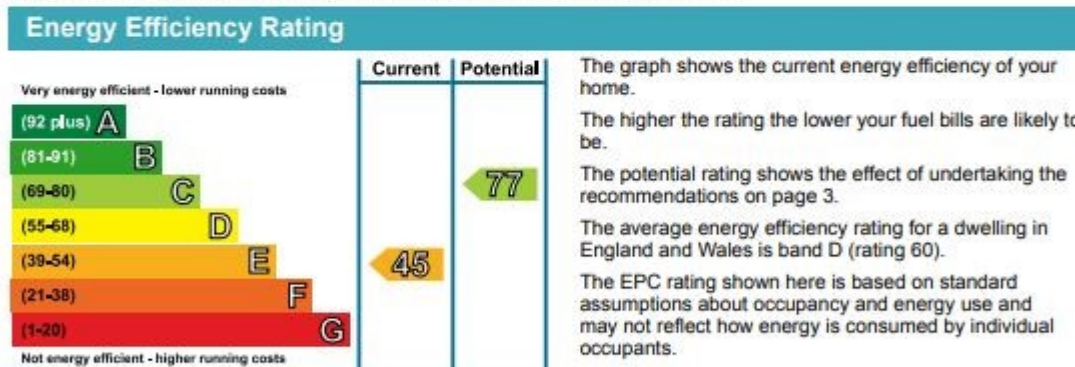
Use this document to:

- 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:	£ 4,629
Over 3 years you could save	£ 1,926

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 183 over 3 years	
Heating	£ 4,020 over 3 years	£ 2,292 over 3 years	
Hot Water	£ 336 over 3 years	£ 228 over 3 years	
Totals	£ 4,629	£ 2,703	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 246
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,089
3 Floor insulation (suspended floor)	£800 - £1,200	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

High Street is situated in the heart of Great Dunmow's town centre offering schooling, shopping, restaurants, coffee shops and recreational facilities. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

GENERAL REMARKS & STIPULATIONS

Folio R28684

FULL ADDRESS

76 High Street, Great Dunmow, Essex CM6 1AP

SERVICES

Mains electricity, gas fired central heating, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER : Tel: 01799 510510

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



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

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 28 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?