



# PESTELL & CO

ESTABLISHED 1991



WINDMILL CLOSE, DUNMOW  
RENTAL: £1,600 PCM

4 BEDROOM SEMI DETACHED HOUSE | AVAILABLE FROM 2ND  
FEBRUARY 2021 | LIVING ROOM | KITCHEN DINER | UTILITY  
ROOM | DOWNSTAIRS CLOAKROOM | STUDY | FAMILY  
BATHROOM | OFF ROAD PARKING FOR 2-3 VEHICLES | WITHIN  
WALKING DISTANCE TO HIGH STREET

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A four bedroom semi-detached house in Windmill Close. The property boasts a living room, spacious kitchen diner, study, utility room, downstairs cloakroom, 4 bedrooms & a family bathroom. Externally the property enjoys a well manicured garden with storage sheds and parking for two to three vehicles.



ENTRANCE HALL

LIVING ROOM 22'1" X 12'6" MAX

KITCHEN DINER 19'9" X 18'5"

STUDY 9'10" X 8'4"

UTILITY

CLOAKROOM





BEDROOM 1 12'11" X 9'9"  
BEDROOM 2 10'6" X 8'11"  
BEDROOM 3 13'2" X 7'9"  
BEDROOM 4 8'11" MAX X 8'7" MAX  
FAMILY BATHROOM



Panel front door opening into:

#### ENTRANCE HALL

With stairs to first floor landing and storage cupboard under opening into:

#### LARGE LIVING ROOM - 22'1" X 12'6"

With window to front, ceiling lighting and double doors opening into:

#### FAMILY ROOM/STUDY - 9'10" X 8'4"

With French doors to patio and rear garden.

#### LARGE KITCHEN DINER - 19'9" X 18'5"

Comprising an array of eye and base level cupboards and drawers with tiled splashback, five ring hob with hotplate and double oven Range style cooker, tiled flooring, French doors to patio and rear garden and door to:

#### UTILITY ROOM - 7'9" X 5'9"

Housing recess and plumbing for utilities and boiler leading to a downstairs cloakroom with WC and wash hand basin, obscure window to front

#### FIRST FLOOR LANDING

Leading to:

#### BEDROOM 1 - 12'11" X 9'9"

With ceiling lighting, wall mounted radiator and fitted carpet.

#### BEDROOM 2 - 10'6" X 8'11"

With ceiling lighting, wall mounted radiator and fitted carpet.

#### BEDROOM 3 - 15'2" X 7'9"

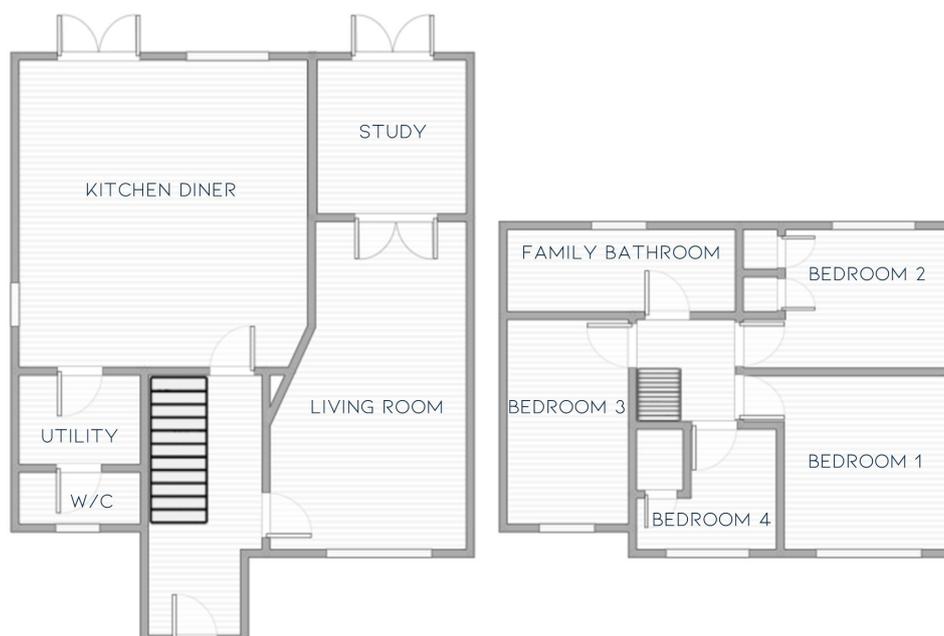
With ceiling lighting, wall mounted radiator and fitted carpet.

#### BEDROOM 4 - 8'11" X 8'7"

With ceiling lighting, wall mounted radiator and fitted carpet.

#### FAMILY BATHROOM

With free standing bath with mixer tap and shower attachment over, wash hand basin, WC, fully tiled and glazed shower cubicle, heated towel rail and tiled flooring.



## OUTSIDE

The front of the property is approached via a block paved driveway with parking for two to three vehicles and side access leading to:

## REAR GARDEN

With patio and decked area, shed and pergola and outside water and lighting.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

## THE LOCATION

**Windmill Close** is located a short walk to the High Street of the market town of Great Dunmow which offers superb schooling, shopping, restaurants, public houses and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the North.

GENERAL REMARKS &  
STIPULATIONS

Folio R288893

FULL ADDRESS

8 Windmill Close, Dunmow, CM6 3AX

SERVICES

Mains electricity, gas fired central heating, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

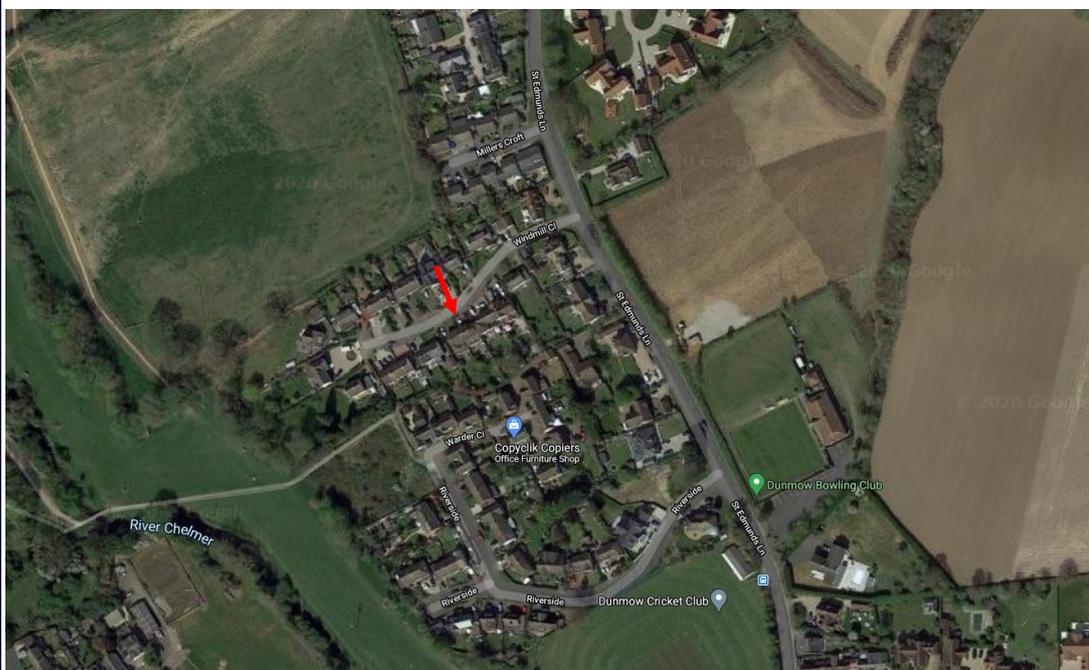
COUNCIL TAX BAND

Band E

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 29 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?