

TO LET

2 Blake House Cottages, Blake End, Rayne, Braintree, Essex CM77 6RA

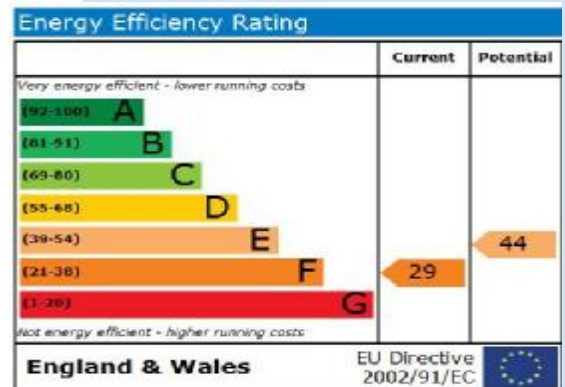


18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554500
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T 01376 322222



WE ARE PLEASED TO OFFER THIS RURAL SEMI-DETACHED COTTAGE SITUATED WITH OPEN ASPECT TO FRONT

- Conservatory
- Kitchen/Kitchen Diner
- Lounge
- 3 Bedrooms
- Bathroom
- Garage



£760 Per Calendar Month

For further information or to arrange a viewing
please call [01376 554508](tel:01376554508)

2 Blake House Cottages is situated just a short distance off the A120 with good access leading to the M11. Braintree town is approximately 5 miles distance, which offers good shopping facilities including the George Yard Shopping Centre, the High Street and the Freeport Designer Village which is located on the edge of town. The recently upgraded A120 now gives fast access to Stansted Airport, the M11 and beyond.

The accommodation is as follows –

CONSERVATORY 10' 1" x 9' 5" (3000 x 2800)

KITCHEN/DINER 16' 7" x 9' 3" (5000 x 2800). A range of units incorporating oil boiler.

LOUNGE 17' x 8' 10" (5100 x 2600). (5100 x 2600). Wood burner to fireplace. Front windows overlooking countryside.

GROUND FLOOR BATHROOM with white suite, tiling and shower over bath. Stairs leading to first floor.

BEDROOM 1 10' 8" x 8' 10" (3200 x 2600).

BEDROOM 2 9' 9" x 7' (2900 x 2100).

BEDROOM 3 11' 10" x 5' 5" (3600 x 1600).

OUTSIDE The front garden has side path. Garden to side with additional parking. Detached garage. Ornamental fish pond and patio area to rear.

The property is unfurnished and has the benefit oil fired central heating.

TERMS

The property is now available for a period of 6 months on an Assured Shorthold Tenancy, initially at a rent of £750 per calendar month, exclusive of all utilities, water rates and Council Tax.

SERVICES

It will be the responsibility of the in-going tenants to ensure all main services are reconnected and arrangements for future payments to be made direct to each supplier.

COUNCIL TAX

Enquiries have been made to the local authority and we are advised that this property is in Council Tax Band B, £1,151.10 for 2010/2011.

DEPOSIT

Tenants are required to pay a deposit of £760 to be held against any dilapidations or arrears caused during the term of the tenancy.

ADDITIONAL INFORMATION

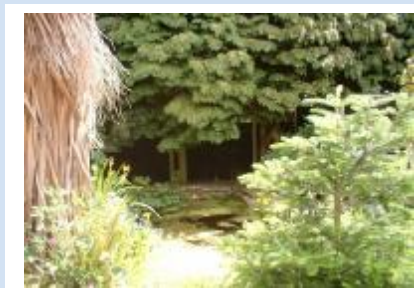
No pets, no smokers and no DSS.

REFERENCES

References will be required. Reference forms are held in this office. An administration fee of £125 per applicant (£175 per couple and additional £50 should a guarantor be needed) is required upon returning the completed forms.

VIEWING

Strictly by appointment with JOSCELYNE CHASE TEL: (01376) 554508, please ask for Yvonne Crane or Lesley Clark.



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These particulars are believed to be correct
Joscelyne Chase do not guarantee their accuracy

