

TO LET

"Barn Hall", Rectory Lane, Lt. Leighs, Chelmsford, Essex. CM3 1PB



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554500
E property@joscelynechase.co.uk
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T 01376 322222



GRADE II LISTED DETACHED BARN BELIEVED TO DATE BACK TO THE EARLY 1600s AND OFFERING UNIQUE ACCOMMODATION ALL ON ONE LEVEL

- Main Hall/Reception Room
- Kitchen
- Bedroom
- Bathroom
- Parking
- Enclosed Rear Garden
- Wealth of Beams
- Quiet Location

£850 Per Calendar Month

For further information or to arrange a viewing
please call [01376 322222](tel:01376322222)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
192-100	A		
161-91	B		
69-80	C		
55-66	D		
39-54	E		
21-38	F		
1-20	G	15	20
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

'Barn Hall' is a delightful detached Grade II Listed Period barn conversion set down a quiet country lane believed to date back to 1602, and more recent times believed to have served as the village hall. The small village of Great Leighs is within a short drive with its day-to-day facilities, and 3 minutes to the recently opened Racecourse, whereas the larger county town of Chelmsford is also within a short drive with its more comprehensive facilities, leisure and schooling and main line railway station with service through to London (Liverpool Street).

Accommodation with approximate room sizes is as follows –

Double doors lead through to –

MAIN HALL/RECEPTION ROOM 37' 9" x 17' 8" (11500 x 5300). Double main doors lead out to the rear garden and double doors lead to a small lobby to the front. The main reception room is a magnificent vaulted room with flag stone area for dining to one end and small raised area to the opposite end. There is a wealth of superb timbers with windows to two aspects. Door leads through to –

KITCHEN 13' 3" x 9' (4000 x 2700). The kitchen is fitted with work surfaces with drawer and base units and sink unit. Cooker point. Door to front and windows to rear and door through to –

INNER HALL with doors to –

BATHROOM 8' 2" x 6' 10" (2400 x 200). Laminated floor. Suite comprises corner bath and low level W.C. Wash hand basin. Double shower cubicle and airing cupboard.

BEDROOM 12' x 11' 8" (3600 x 3500). Window to rear and stable door to rear. Laminated floor. Radiator.

OUTSIDE To the left hand side of the property there is parking for 4 vehicles with fence and gate leading through to good sized secluded garden with paved patio to the rear of the property with garden store/summer house to the rear garden.

SERVICES: Mains electricity, water, drainage is via cesspool.

The property is unfurnished but includes some kitchen goods.

TERMS

The property is available September 2010 for a period of 6 /12 months on an Assured Shorthold Tenancy, initially at a rent of £850 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 E, £1811.26 for 2010/2011.

DEPOSIT

Tenants are required to pay a deposit in the sum of £1200 to be held against any dilapidation or arrears caused during the term of the tenancy.

ADDITIONAL INFORMATION

No pets, strictly no smokers in the property at any time 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) 322 222, 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

