

TO LET

Park Cottage, Bocking, CM7 9GL



Newly refurbished 3 bedroom cottage in parkland setting

- Entrance hall
- Sitting room with log burner
- Fitted kitchen
- 3 double bedrooms (master with en-suite WC)
- Bathroom
- Garden with decked patio area
- Parking
- Parkland setting
- £1,450 per month excluding bills (fees apply)

The accommodation comprises:

Entrance porch with storage cupboard and coat rack.

Sitting Room 5.30m x 3.87m with log burner.

Fitted Kitchen 3.94m x 2.12m including oven, washer/dryer, fridge/freezer.

Bedroom 1 4.00m x 3.48m Double.

Bedroom 2 3.80m x 3.24m Double.

Bathroom 2.22m x 1.88m. Bath with power shower over, WC and hand basin.

Upstairs to Bedroom 3 4.57m x 3.93m large double with vaulted ceiling

En-suite WC 2.22m x 1.88m WC and hand basin

Attic storage.





Available unfurnished from March 2024

Rent: £1,450 per month.

Deposit: £1,670.

Pets: By arrangement.

Heating: Oil fired central heating

Water: Charged at £25/month.

Electricity: Sub-metered

EPC: C

Viewing: Strictly by appointment through the letting agent.

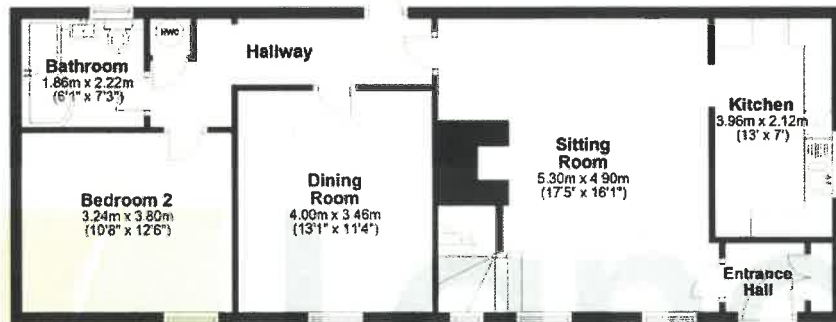


Land

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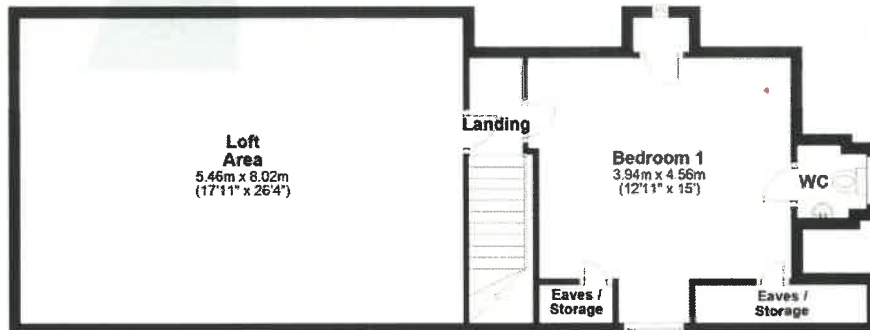
Ground Floor

Approx. 77.1 sq. metres (830.3 sq. feet)



First Floor

Main area approx. 30.5 sq. metres (327.9 sq. feet)
(plus loft area approx. 43.8 sq. metres (471.4 sq. feet))



Main area: Approx. 107.6 sq. metres (1158.2 sq. feet)

Plus loft area approx. 43.8 sq. metres (471.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



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Tenant Fees

HOLDING DEPOSIT

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (RENT UNDER £50,000 PER YEAR)

Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (RENT OVER £50,000 PER YEAR)

Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEYS OR OTHER SECURITY DEVICES

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRAACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.