



2 D'Arcy Cottages Rockalls Road, Polstead
Colchester, CO6 5AR

£1,100 PCM

A two bedroom Victorian cottage, which has been extended and fully refurbished throughout in recent years and includes a kitchen/dining room, sitting room and ground floor bathroom, together with off road parking and a rear garden. All located in the popular village of Polstead.

The property benefits from electric panelled heating and UPVC double glazed windows and doors.

As you enter the property, there is a sitting room with a staircase rising to the first floor, feature brick fireplace with oak bressumer and door to an inner lobby, which has doors to the kitchen/dining room and bathroom and a built-in storage cupboard. The kitchen/dining room has a window to the side, French doors overlooking and leading out to the rear garden and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated washing machine, integrated electric oven with four burner hob and extractor above, breakfast bar and LED spotlighting. The bathroom is also on the ground floor and has a window to the rear and a white suite comprising a panelled bath with chrome mixer taps and a shower over with a glazed screen, low level wc, wash basin with storage below, heated tail rail/radiator and LED spotlighting.

On the first floor, there is a landing with latched oak doors to the bedrooms. Bedroom 1 has dual aspect windows to the front and rear and exposed wall timbers and bedroom 2 has a window to the rear overlooking the garden, built-in cupboard housing the hot water cylinder and access to the roof space.



Outside, to the front, there is off road parking, accessed via a private no-through lane. To the rear, the garden is mainly laid to lawn with a side gate and outside lighting.

Tenancy

The property is available on an unfurnished basis under an assured shorthold agreement for an initial period of twelve months.

Deposit

Equivalent to 5 weeks rent.

Holding Fee

A holding fee equivalent to one week's rent is required to secure the property. This fee will be held for 15 days and either returned to you or used towards your first month's rent/deposit. You will forfeit the right to have the holding deposit returned to you under the following circumstances:

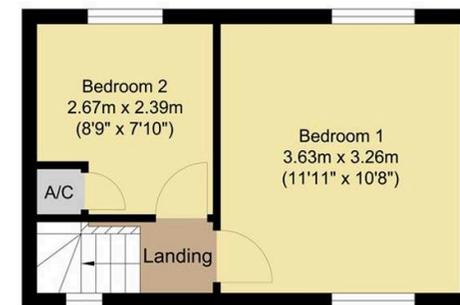
1. You withdraw from the tenancy before the contract is signed.
2. You fail a right to rent check.
3. You provide false or misleading information.
4. You fail to provide the relevant information/documentation. to enable referencing to commence before the 15 day deadline.

Council Tax band: A

EPC Energy Efficiency Rating: D

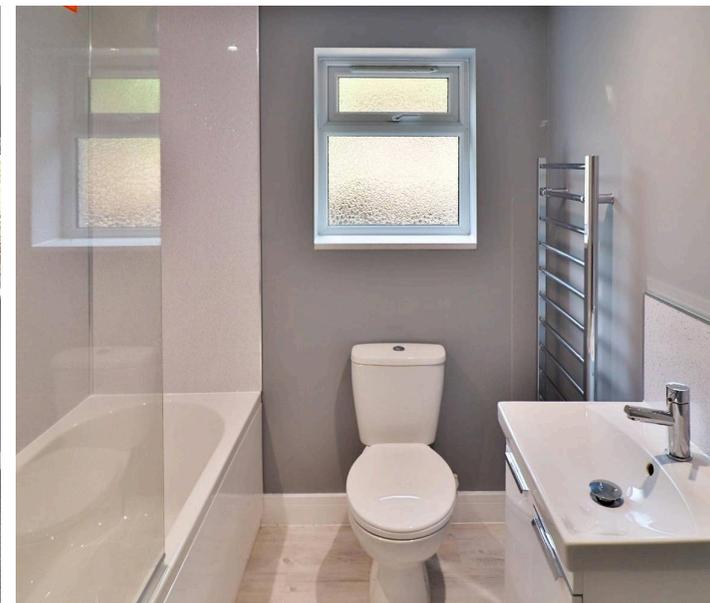


Ground Floor
Approximate Floor Area
403.43 sq. ft.
(37.48 sq. m)



First Floor
Approximate Floor Area
224.64 sq. ft.
(20.87 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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