



## 2 Bedroom Mid Terraced House located in Tiptree.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Bijou Close Tiptree Colchester CO5 0DQ



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## £975 pcm

A BEAUTIFULLY PRESENTED 2 BEDROOM TERRACED HOUSE WITH GARDEN AND GARAGE within walking distance to local shops, schools and amenities.

The property features; entrance porch, large lounge, kitchen/dining room, two large double bedrooms and a bathroom. Externally to the rear of the property is a landscaped rear garden, and a gate allowing access to the garage.

Available July 2021  
(subject to referencing  
and contract)

## FULL DESCRIPTION

### ENTRANCE PORCH

Double glazed windows to front and side aspect, radiator, wall mounted gas boiler, door into;

### LIVING ROOM

**15' 6" x 14' (4.72m x 4.27m)**

Double glazed window to front aspect, stairs to first floor, feature fireplace, two radiators, TV point, open arch way into;

### KITCHEN/DINER

**16' 10" x 13' 11" (5.13m x 4.24m)**

Matching base and eye level units with shaker style doors, inset sink and drainer, integrated undercounter fridge, space for washing machine, electric hob with extractor over, built in double electric oven, tiled splashback, breakfast bar, double glazed door and window to rear aspect, radiator, tiled flooring.

### FIRST FLOOR LANDING

Loft hatch, airing cupboard, doors to;

### BEDROOM ONE

**12' 5" x 10' 9" (3.78m x 3.28m)**

Double glazed window to front aspect, built in double wardrobe, radiator.

### BEDROOM TWO

**13' 9" x 8' 9" (4.19m x 2.67m)**

Double glazed window to rear aspect, radiator.

### BATHROOM

Low level w/c, hand wash basin, bath with shower and glass screen over, chrome heated towel rail, tiled flooring, obscured double glazed window to rear aspect.

### GARDEN

Beautifully landscaped garden with an array of plants and shrubbery surrounded by panelled fencing. Raised flower beds, a raised paved area which is sheltered by a wooden pergola, small astro turfed area as you step out from the kitchen, and a gate at the foot of the garden allowing access to and from the garage.

\*\*\* Hot tub not included.

### FRONT

Mainly laid to lawn with path leading to the entrance boarder by an array of bushes and shrubbery.



## TENANTS FEE SCHEDULE

The following fee is payable should you wish to proceed with a potential tenancy of this property  
Holding Deposit:- £225.00 (see below).  
Security Deposit:- £1,125.00

### Holding Deposit.

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant (Per Tenancy) 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 (per tenancy. Rent under £50,000 per year)

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six week's 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 Key(s) or other Security Device(s)

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 and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (incl. vat) for the time taken replacing lost keys(s) or other security device(s).

### Variation of Contract (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 for 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.

## FLOORPLAN

## DIRECTIONS

### CONTACT

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