



Princes Close, North Weald, CM16 6EN

* WELL PRESENTED * SEMI-DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * CONSERVATORY * OFF STREET PARKING & GARAGE * VILLAGE LOCATION *

Millers are pleased to offer this spacious two bedroom semi-detached bungalow, situated in the quiet village of North Weald. The property has received refurbishment and is presents beautifully. Improvements include: new wiring, freshly painted, new carpet laid in the hallway, bedrooms and living dining room along with beautiful copper accents throughout. The property comprises an entrance hallway with a three-piece bathroom to your left. To your right are two bedrooms, both boast built in wardrobes. Leading on is the spacious living/dining room, plenty of light sweeps through the room courtesy of the patio doors which lead you to the conservatory, an excellent place to relax with the warmer weather ahead. The kitchen comes fitted with white goods including a gas hob, new dishwasher and offers ample countertop space along with wall and base units. Additionally, the kitchen leads to the conservatory where access to the large rear garden is possible. The garage access is via the garden along with two storage sheds at the rear. To the front of the property, there is a driveway suitable for parking multiple cars.

* The property is AVAILABLE is Monday 27th JANUARY 2025 on an UNFURNISHED BASIS *

Princes Close, North Weald is situated close to arable farmland, St Andrews Primary School and the open fields at Weald Common. The property is a short walk to the High Street offering a range of shops which includes a COOP store, cafes, restaurant and public houses. Transport links are provided along the A414 allowing access to both Chelmsford and the M11 at Hastingwood. The larger town of Epping is a short drive offering a connection to London via the Central Line and has a busy High Street. North Weald schooling is provided at St. Andrews Primary School, Epping St Johns Comprehensive School in Epping and The Academy in Ongar.



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£1,795 Per Calendar Month

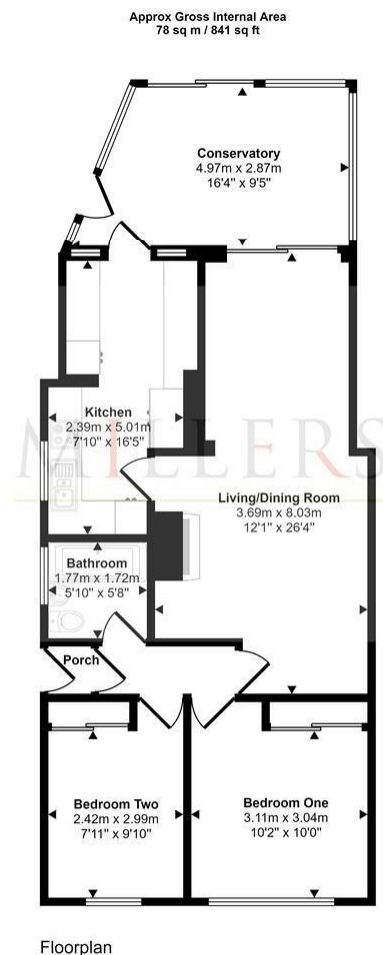
- NEWLY REFURBISHED
- 9 MINS - 3.8 MILES TO STATION
- DRIVEWAY PARKING

- 2 BEDROOM BUNGALOW
- TWO RECEPTION ROOMS
- UNFURNISHED BASIS

- WALK TO OPEN FARMLAND
- CLOSE TO PRIMARY SCHOOL
- AVAILABLE 27TH JAN 2025



MILLERS
LETTINGS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

GROUND FLOOR

Entrance Hallway	7'11 x 2'10 (2.41m x 0.86m)
Bathroom	5'10 x 5'08 (1.78m x 1.73m)
Bedroom One	10'02 x 10'00 (3.10m x 3.05m)
Bedroom Two	9'10 x 7'11 (3.00m x 2.41m)
Living/Dining Room	26'04 x 12'01 (8.03m x 3.68m)
Kitchen	16'05 x 7'10 (5.00m x 2.39m)
Conservatory	16'04 x 9'05 (4.98m x 2.87m)

Driveway

Garage	15'10 x 7'10 (4.83m x 2.39m)
Rear Garden	

EXTERNAL AREA

TERM : An initial TWELVE month tenancy is offered with a SIX month break clause.

DATE : The earliest date that a successful client could move into the property will be the 27th January 2025 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is D



Directions

START: Millers 229 High St, Epping, CM16 4BP. Head north-east on High St/B1393 towards Star Ln. Continue to follow B1393. Turn right onto The Plain/B181. Turn left onto School Green Ln. Turn right onto Princes Cl. Destination will be on the left.
ARRIVE: Princes Close, North Weald Bassett, CM16 6EN.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.