



Lower Hall, Bigods Lane, Great Dunmow

£3,250 p.c.m. TO LET

A fantastic 4 Bedroom Farmhouse located on the peripherals of Great Dunmow with excellent commuter links. Water and Heating included via Biomass Boiler therefore very warm Rent also includes lawn mowing.

Quality from home to home

andersonsproperty.com



Lower Hall, Bigods Lane, Great Dunmow

£3,250 p.c.m. TO LET

Overview Summary

A fantastic 4 Bedroom Farmhouse located on the peripherals of Great Dunmow with excellent commuter links. Water and Heating included via Biomass Boiler therefore very warm Rent also includes lawn mowing.

Key features

- A 4 Bedroom Farmhouse
- Large kitchen with Aga
- Dining room
- Study
- Garage and parking
- Rent includes heating via Biomass Boiler therefore very warm Rent includes grass mowing
- Breakfast room
- Lounge
- En suite to Master Bedroom

Local area

Located close to Great Dunmow with excellent commuter links.

Schools & Transport

Further Details

Tenure: Freehold

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.

ADDRESS:

Lower Hall
Bigods Lane
Great Dunmow
Essex
CM6 3BE

Rental: £3250 payable monthly in advance
Includes: Water and Heating bill and Lawn mowing

Deposit: £3750
payable in cleared funds
prior to the commencement of the tenancy

Term: 12 months extendable

Un-Furnished: carpets, curtains, blinds, light fittings

Kitchen appliances: Oil Aga

Form of heating: Bio mass heating therefore very warm.
Tenants will be responsible for electric and council tax and oil

List of accommodation & approx room sizes

Entrance Hall
Downstairs cloakroom
Kitchen: 17'4 x 8'6
Breakfast room : 17'8 x 12'4
Lounge: 18'6 x 16'7
Dining room : 17'8 x 12'4
Drawing room : 17'1 x 15'6
Study: 16' x 9'
Bedroom (1) : 22'6 x 15'9 with en suite and dressing area
Bedroom (2) : 19'2 x 13'4 with wardrobes
Bedroom (3) 15'5 x 9'6
Bedroom (4) 17'3 x 8'6
Family bathroom
Garage and parking
Large garden (landlord will cut the grass but tenants will be responsible for keeping the flower beds tidy)

Pets: Yes Children: Yes Smoking: No







a • The Village Braintree Road, Felsted, Essex CM6 3DJ
t • 01371 822122 e • felsted@andersonsproperty.com

andersonsproperty.com