

- COMPLETE REDECORATION
- 3 BEDROOM SEMI DETACHED
- KITCHEN
- LIVING ROOM
- DINING ROOM
- STUDY
- THREE PIECE BATHROOM SUITE
- EXCELLENT LOCATION
- NO REAR GARDEN OR PARKING



MILL END, THAXTED  
TO LET – £ 1,000 PCM  
AVAILABLE : IMMEDIATELY

## THE PROPERTY

An extremely well presented three bedroom semi detached property which has recently gone through a complete redecoration throughout. The property comprises of three bedrooms, kitchen, living room, separate dining room and study / playroom.



LIVING ROOM: 18'8" X 13'5"

DINING ROOM: 16'6" X 11'

HALLWAY AND CLOAKROOM

INNER HALLWAY

KITCHEN

STUDY / PLAYROOM: 12'2" X 7'8"





FIRST FLOOR LANDING  
MASTER BEDROOM: 16'5" X 9'  
BEDROOM 2: 14'1" X 10'9"  
BEDROOM 3: 8' X 8'  
FAMILY BATHROOM



**With timber and obscure glazed front door opening into:**

**LIVING ROOM: 18'8" X 13'5"**

**With two uPVC Georgian windows to front, wall mounted radiators, large fireplace alcove, under stairs storage cupboard, an array of power points, door leading to stairs rising to first floor landing, fitted carpet, doors to rooms:**

**DINING ROOM: 16'6" X 11'**

**With large uPVC Georgian style window to front, ceiling lighting, wall mounted radiator, cupboard housing fuse board and meters, an array of power points, solid bamboo flooring and opening into:**

**HALLWAY AND CLOAKROOM**

**Comprising a close coupled W.C., vanity wash hand basin with twin tap and mosaic tiled splash back, ceiling lighting, extractor fan, wall mounted radiator, wood effect flooring, and opening through to:**

**INNER HALLWAY**

**Ceiling lighting, large storage cupboard with further lighting, wood effect linoleum flooring and door into:**

**KITCHEN:**

**Comprising an array of eye and base level cupboards and drawers with complimentary beech block work surface, there is a four ring stainless steel gas hob with oven under and extractor fan above, 1½ bowl single drainer stainless steel sink unit with mixer tap, cupboard housing gas combination boiler, free standing fridge and washing machine to remain as good will, windows to both front and rear, ceiling lighting, an array of power points, tiled splash back, tiled flooring, wall mounted radiator.**

**STUDY / PLAYROOM: 12'2" X 7'8"**

**With uPVC panel and obscure glazed door to rear pathway, wall mounted radiator, power points, ceiling lighting, solid bamboo flooring.**

**FIRST FLOOR LANDING**

**With access to loft, ceiling lighting, two uPVC Georgian style windows to rear, wall mounted radiator, power points, alcove with slatted shelves ideal for linen storage, further storage cupboard and doors to rooms:**

**MASTER BEDROOM: 16'5" X 9'**

**With large uPVC Georgian style window to front, ceiling lighting, wall mounted radiator, fitted carpet, power points**

**BEDROOM 2: 14'1" X 10'9"**

**With uPVC Georgian style windows to both front and rear aspects, ceiling lighting, wall mounted radiator, power points, fitted carpet, feature exposed brick chimney.**

**BEDROOM 3: 8' X 8'**

**With uPVC Georgian style window to front, wall mounted radiator, power points, fitted carpet.**

**FAMILY BATHROOM**

**Comprising a three piece suite of panel enclosed with separate newly installed shower and glazed screen, vanity wash hand basin with mixer tap, low level W.C. with integrated flush, half tiled surround, linoleum flooring, obscure window to side, ceiling lighting, extractor fan and heated towel rail.**

## THE PROPERTY

### OUTSIDE:

Agents Note: There is no rear garden or parking.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

# Energy Performance Certificate

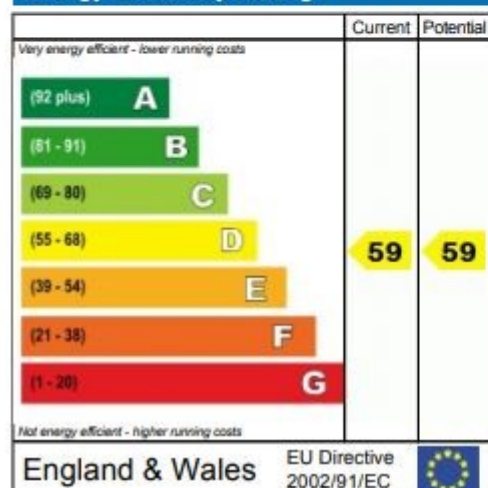


25, Mill End  
Thaxted  
DUNMOW  
CM6 2LT

Dwelling type: Semi-detached house  
Date of assessment: 17 October 2011  
Date of certificate: 17 October 2011  
Reference number: 8859-6820-9129-5033-8996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 113 m<sup>2</sup>

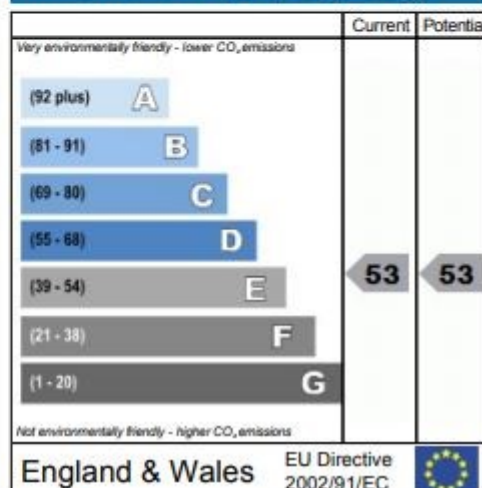
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	253 kWh/m <sup>2</sup> per year	253 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.5 tonnes per year	5.5 tonnes per year
Lighting	£65 per year	£65 per year
Heating	£933 per year	£933 per year
Hot water	£93 per year	£93 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## THE LOCATION

**Mill End** is located in the popular medieval town of Thaxted within walking distance to shopping, restaurants, public houses and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

## GENERAL REMARKS & STIPULATIONS

Folio No. R28670

## FULL ADDRESS

25 Mill End, Thaxted, Essex CM6 2LT

## SERVICES

Mains electricity, gas fired central heating, water and drainage

## LOCAL AUTHORITY

Uttlesford Distruict Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

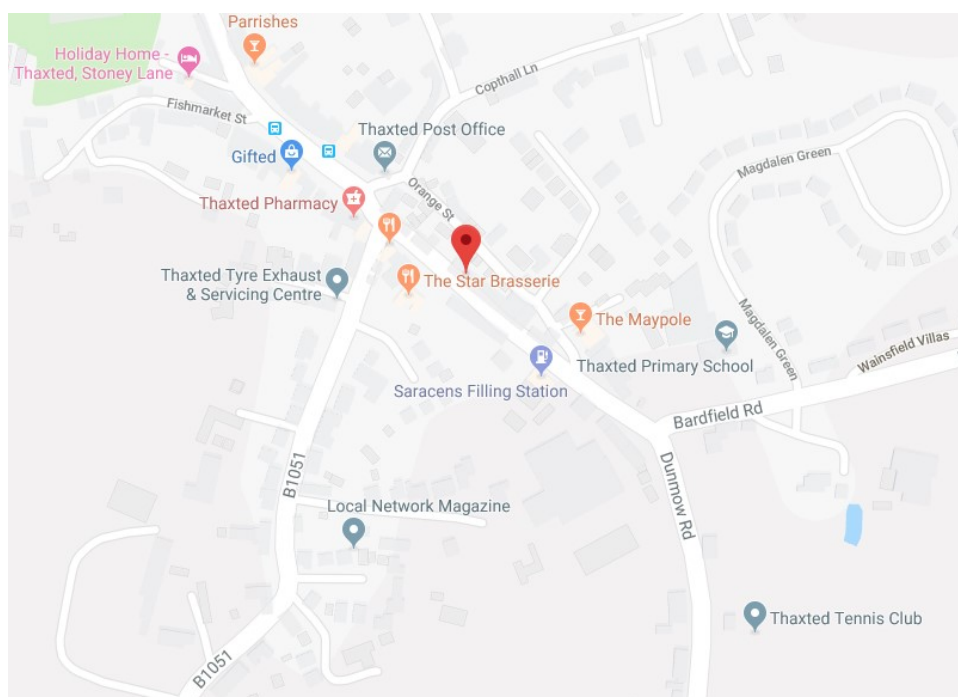
## COUNCIL TAX BAND

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## VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

## DIRECTIONS



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

## IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & CO

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call one of our experienced team for further  
information.**