



Temple Pattle, Brantham, Manningtree, CO11 1RW
£1,000 PCM Unfurnished





Temple Pattle, Brantham

Manningtree, CO11 1RW

- Conservatory
- Electric heating
- Off road parking space
- Rear courtyard garden

Unfurnished two bedroom property with modern kitchen and bathroom suite. The property is located on this popular residential development whilst the market town of Manningtree is only a short drive away with its mainline train station (London Liverpool street approximately one hour) shops, bars cafés library and sailing club

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Entrance hall
Front door. Stairs to first floor

Kitchen 10'2" x 5'9" (3.10m x 1.75m)
White fronted units.

Lounge 13' x 12'8" (3.96m x 3.86m)
Understairs cupboard

Conservatory
Doors to rear courtyard

First floor

Bedroom one 12'2" x 11'2" (3.71m x 3.40m)
Mirror fronted wardrobes. Double glazed windows to front.

Bedroom two 9'10" x 7'7"

Bathroom
White suite.





Outside

Enclosed rear courtyard garden. Parking space close by in residents carpark

Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

Important information

Rent exclusive of council tax and utilities

Landlords restrictions No smokers, no pets, would suit professional single or couple

Initial 6 month let

Available Approx end March/Start April 2026

EPC rating (Current - Potential) TBC

We understand the property to be council tax band B Babergh District Council

Deposit £1153

Broadband Availability - Standard Superfast and Ultrafast available (Ofcom Broadband Checker - 2026).

Mobile Coverage - It is understood mobile coverage good outdoors with EE, Three, O2 and Vodafone Ofcom Mobile Checker - 2026)

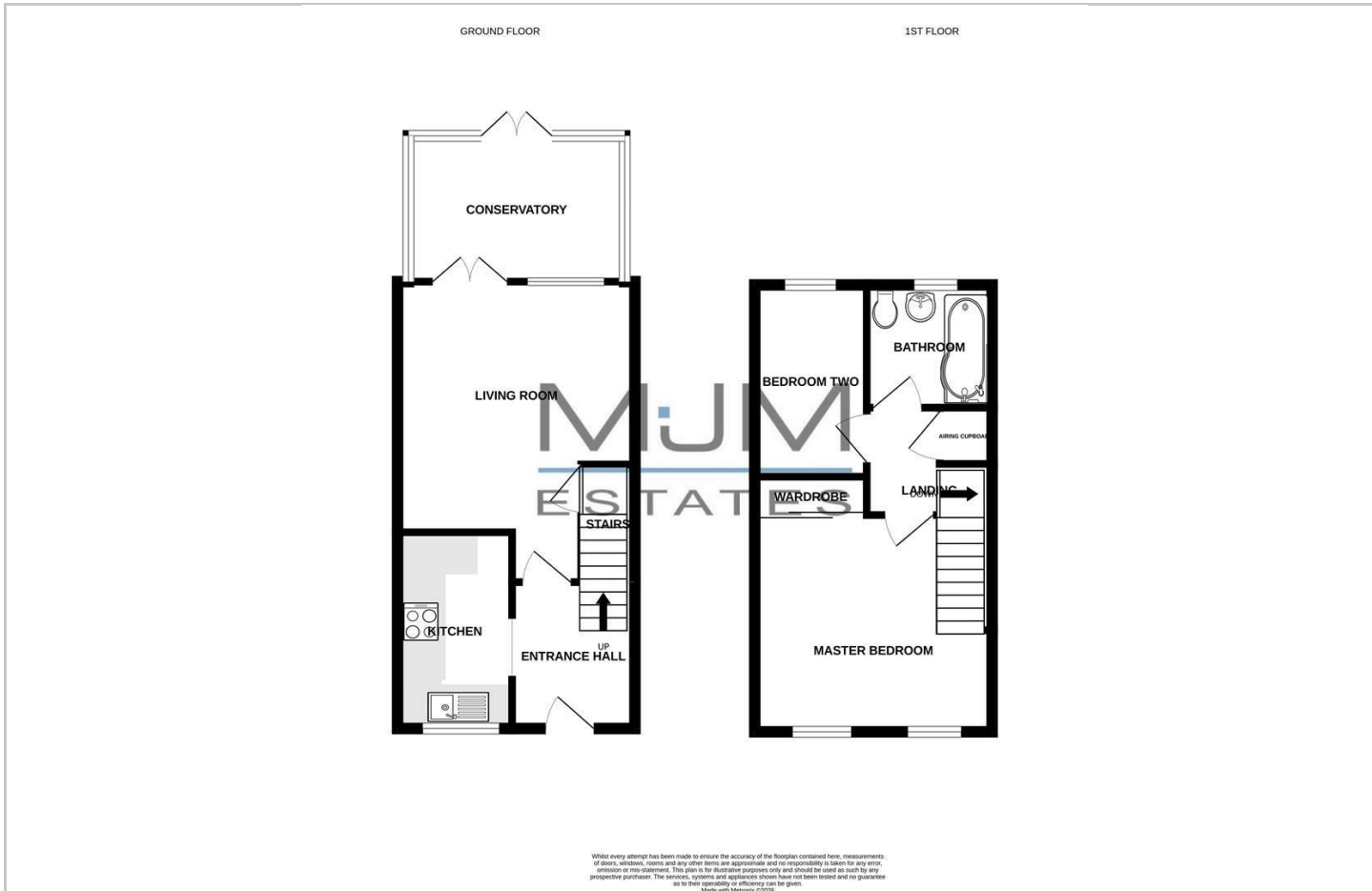
Directions

From Manningtree proceed on A137 turn right and the round about then left onto Cattawade then right gin onto new village proceed for approx 900 yards turn right into Temple Pattle follow this road to the end where the property can be found on the left hand side

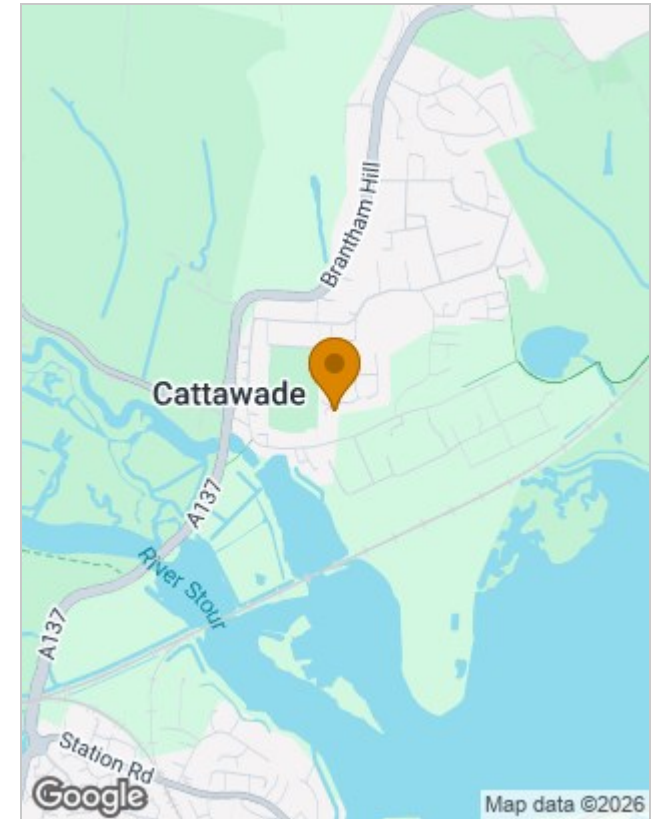




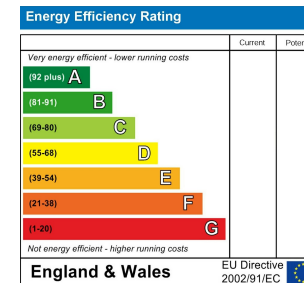
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our MJM Estates Office on 01206 394334 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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