



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## HEATH ROAD, TENDRING, CO16 0BX

### £2,250 PER CALENDAR MONTH

Lamb and Co are pleased to offer for rent this Four bed detached property that consists of, spacious rooms and classic design meet with contemporary styling to offer a luxury family home. Finished to a high standard throughout and positioned in the sought after village of Tendring, Oak House features open plan living, a utility room, two en-suites and an integral garage.

- Four Bedrooms
- Two En-Suites
- No Pets
- Guarantor Preferred
- Sought After Village Location
- Council Tax - F
- Garage
- EPCC

## SPECIFICATION

- Solar PV Panels
- EV Charger
- Electric Garage Door
- Landscaped gardens
- Kitchen with Quartz worktops and AEG appliances
- Underfloor Heating to Ground Floor
- Modern Bathroom Suites & Complimentary Tiling

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### CLOAKROOM

### LOUNGE/ DINER

13'10 x 12'7 (4.22m x 3.84m)



### KITCHEN

12'4 x 9'4 (3.76m x 2.84m)



### UTILITY ROOM

10'4 x 7'0 (3.15m x 2.13m)



### GARAGE

22'10 x 9'9 (6.96m x 2.97m)

### FIRST FLOOR

### LANDING



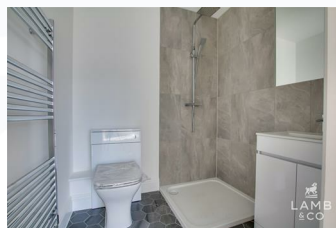
### BEDROOM ONE

16'5 x 12'6 (5.00m x 3.81m)



### EN SUITE

5'9 x 5'6 (1.75m x 1.68m)



### DRESSING ROOM

6'6 x 5'6 (1.98m x 1.68m)

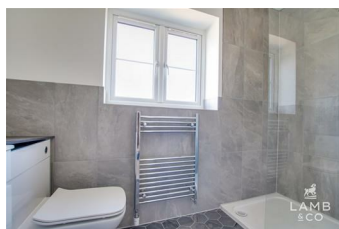
### BEDROOM TWO

18'2 x 10'7 (5.54m x 3.23m)



### EN SUITE

9'4 x 4'0 (2.84m x 1.22m)



### BEDROOM THREE

16'9 x 10'5 (5.11m x 3.18m)



### BEDROOM FOUR

13'9 x 10'5 (4.19m x 3.18m)



### BATHROOM

9'3 x 8'0 (2.82m x 2.44m)



### OUTSIDE

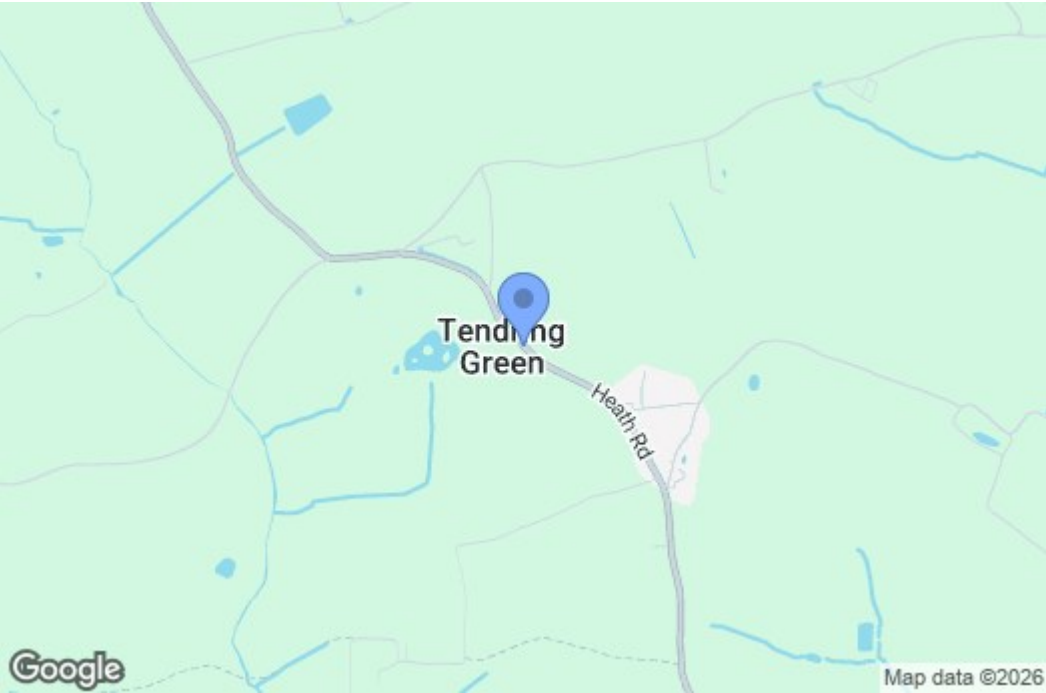


### OUTSIDE REAR

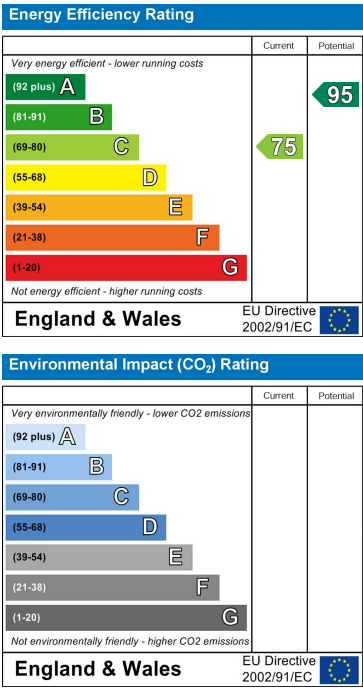
#### AGENTS NOTES

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



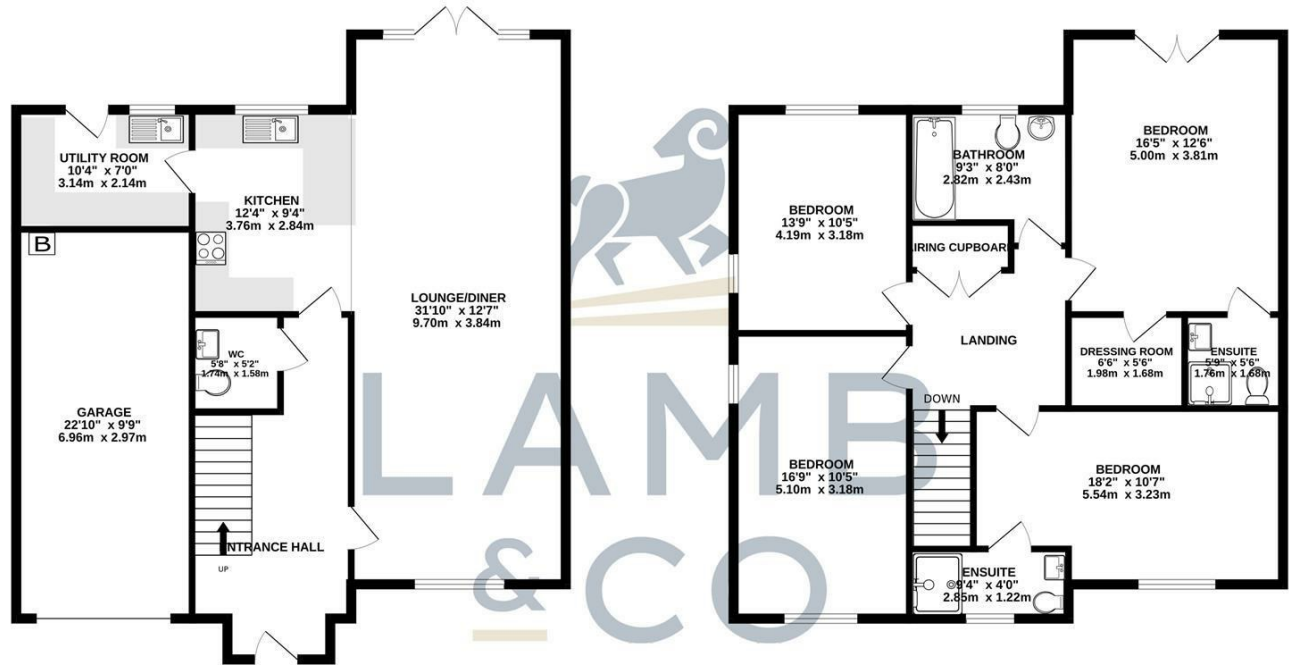
EPC Graphs



Floorplan

GROUND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.

1ST FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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