Fenn Wright

THE HOME OF PROPERTY



High Street, Kelvedon, Colchester, Essex, CO5 9JD

£1,695 per month

Fenn Wright are delighted to present to the market this charming three-bedroom Grade II listed cottage located in the desirable village of Kelvedon, within very close distance of Kelvedon train station.

- Unfurnished
- Grade II listed cottage
- Three bedrooms
- Two spacious reception rooms and further study
- Courtyard garden and allocated parking space
- Family bathroom and en-suite shower room
- Very close to Kelvedon train station and short drive to A12 and A120.

lettings@fennwright.co.uk 01245 491111











This stunning Grade II end terrace cottage oozes charm and character with an abundance of period features throughout. It is presented in very good order throughout and offers deceptively spacious living accommodation. Located on the High Street in Kelvedon, the property is very close to Kelvedon mainline train station as well as being within easy reach of a range of local amenities and just a short drive to the A12 and A120, therefore offering great transport links.

Accommodation comprises large family room with bay window and wood burner, cosy living room with beautiful inglenook fireplace with wood burner, large kitchen/breakfast room with a range of units, AGA, cooker with four ring gas hob and appliances. Please note any white goods that remain will not be maintained or replaced by the landlord. Off the kitchen is a utility room. Furthermore, there is a study, spacious storeroom and there is an inner hallway between the reception rooms with access to a stylish family bathroom which concludes the downstairs accommodation.

On the first floor there is a small landing providing access to all three bedrooms. All bedrooms are double size and two of them benefit from built in wardrobe space. The principal bedroom also benefits from a modern en-suite shower room.

To the side of the property is a shared driveway which provides access to a single allocated parking space for the cottage and gated access to a small, enclosed courtyard garden, offering low maintenance outside space.

Important information
Letting information
The rent is exclusive of utilities and council tax.
Minimum term: 12 months
Deposit: £1,955.76 or our deposit replacement product
Availability: 30th October
Non-Smokers
Council tax band D
EPC rating D - Grade II listed building
Services - We understand that mains water, drainage, Gas and electricity are connected to the property.
Broadband Availability - Standard, Superfast and Ultrafast available (Ofcom Broadband Checker - August 2026).
Mobile Coverage - It is understood that the best available mobile coverage in the area is provided by O2, EE, Vodafone and Three. (Ofcom Mobile Checker – August 2026)

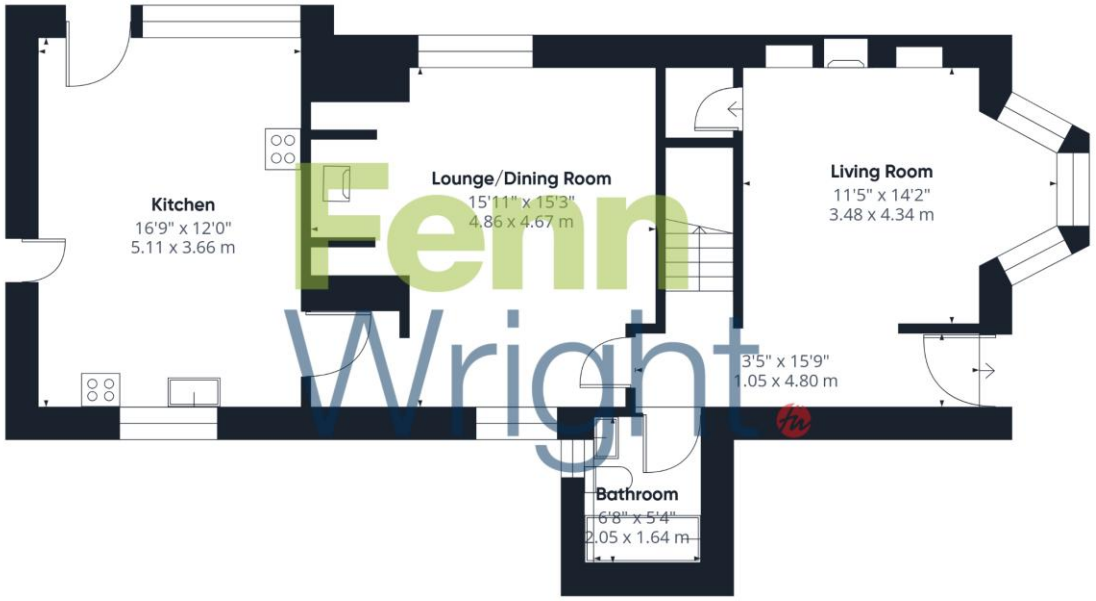
Holding deposit
Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.





Consumer Protection Regulations 2008
Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

High Street
Kelvedon
Colchester, CO5 9JD



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Approximate total area(1)
711 ft²
66 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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FennWright

20 Duke Street, Chelmsford, CM1 1HL
01245 491111
lettings@fennwright.co.uk

fennwright.co.uk

Consumer Protection Regulations 2008
Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.

Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

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