



Semi-Detached: Paglesham

Monthly £1,350

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Four bedroom semi-detached house located in Church End,
Paglesham.

DETAILS

SITUATION

The property is situated in the rural village of Paglesham within the district of Rochford. The parish is made up of two hamlets, Church End and East End and is located between the River Crouch and the River Roach. The area is part of the Roach Valley Conservation Zone.

The property is located in Church End Paglesham. Rochford railway station is approximately 5 miles away by road, which provides a direct link to London Liverpool Street in under one hour. The property is also circa 5.9 miles from London Southend Airport by road.

THE PROPERTY

The property is a semi-detached house. Upstairs there are three double bedrooms, one single bedroom and a family bathroom. The master bedroom benefits from an ensuite bathroom which has a shower, W.C. and hand

basin.

Downstairs the property comprises two reception rooms, a kitchen and a W.C.

Outside the property has both front and rear gardens, which are laid to lawn. There is also a double sized garage and off road parking available. The property benefits from farmland views at both the front and rear.

Photographs taken May 2012.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

The property is connected to mains electricity and water. The property benefits from oil fired central heating.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A two month deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirlledge and Nott with the necessary

details for referencing. There will be a charge of £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

AGENTS NOTE

The property is owned by a family member of an employee of Whirledge and Nott.

**Whirledge
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