



**Cottage: Rochford**

**Monthly £900**

## RAYLEIGH OFFICE

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

**01268 783377**

Delightful Victorian two bedroom cottage located on a private road. The cottage is supplied with a log burner, newly fitted kitchen and bathroom, conservatory overlooking the multiple storage sheds and large garden.

## DETAILS

### THE PROPERTY

The property comprises of

#### *Ground Floor*

- Reception Room One: (4.1m x 3.5m) Newly fitted carpet, open fireplace and large under stairs cupboard for storage.
- Reception Room Two: (3.8m x 2.5m) Decorative fireplace, access to the kitchen and conservatory.
- Kitchen (1.82m x 1.66m): Newly fitted kitchen, cushioned flooring and space for white goods.
- Conservatory: (3.1m x 2.9m) Access to the garden.

### *First Floor*

- Bedroom One: (3.5m x 2.2m)
- Bedroom Two: (4.1m x 2.5m)
- Family bathroom: (2.6m x 1.8m) Newly fitted bath, basin, cushioned flooring and W.C.

### **EXTERNALLY**

- Off road parking for two cars
- Front garden: laid to lawn
- Rear garden: mainly laid to lawn with an area designated for growing vegetables. Outhouses and greenhouse also provided.

The landlord regrettably does not allow children or pets at this property.

## **LEGAL**

### **NOTICE**

Whirledge & 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. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

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

### **SERVICES**

We understand that mains water, drainage and electricity are connected. There is an open fire in one of the reception rooms and electric heaters to the remainder of the rooms.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band B.

### **EPC**

The property is classed as Band F.

## **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 Whirledge and Nott with the necessary details for referencing. There will be a charge of Â£150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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&Nott**

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