



## Farm House: Steeple

Monthly £1,550

### RAYLEIGH OFFICE

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

**01268 783377**

Refurbished 5 bedroom listed farmhouse located in Steeple, available to let now.

### DETAILS

#### LOCATION

Steeple is a small village on the Dengie peninsula in Essex. It is situated just east of Maylandsea and Mayland, on the southern side of the River Blackwater estuary. A hamlet, within the village of Steeple, on the banks of the River Blackwater is called Stansgate.

#### ACCESSIBILITY

Southminster - 4 miles

Burnham on Crouch - 6.5 miles

Maldon - 10.1 miles

Chelmsford City Centre - 17.9 miles

(All distances are approximate)

## THE PROPERTY

The property comprises:

### *Ground Floor*

- Downstairs W.C with separate shower - cushioned flooring, magnolia walls, separate electric shower, white basin and W.C
- Utility Room (5.76m x 3.80m) with cushioned flooring and magnolia walls.
- Kitchen (4.9m x 4.54m) with cushioned flooring, wood units, space for white goods and magnolia painted walls.
- Reception Room One (4.89m x 3.34m) with magnolia walls and newly fitted carpet.
- Reception Room Two (5.42m x 4.43m) with working brick fireplace, magnolia walls and newly fitted carpet
- Reception Room Three (3.81m x 3.27m) with magnolia walls and newly fitted carpet.
- Reception Room Four (4.43m x 4.12m) with magnolia walls and stone floor.

### *First Floor*

- Family bathroom (3.45m x 2.34m) with airing cupboard, cushioned flooring, white painted walls and white tiles, white basin, bath and W.C.
- Bedroom Master (5.65m x 4.88m) with decorative fireplace, magnolia walls and newly fitted carpet.
- Bedroom 2 (5.3m x 4.45m) with built in cupboard, decorative fireplace, magnolia walls and newly fitted carpet.
- Bedroom 3 (4.43m x 3.76m) with built in cupboard, chimney, magnolia walls and newly fitted carpet.
- Bedroom 4 (3.90m x 3.20m) with magnolia walls and newly fitted carpet.

### *Top Floor*

- Bedroom 5 (3.79m x 2.67m) with magnolia walls and newly fitted

carpet.

## **GARDEN**

- Laid to lawn
- Off road parking

## **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. 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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water and electricity are connected. There is oil fired central heating and private drainage.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band F.

### **EPC**

The property is listed and does not require an EPC.

### **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 £150 per application payable by the tenant. Referencing will include credit checks and all character and employer references.

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