



**Bungalow: Rochford**

**Monthly £920**

## RAYLEIGH OFFICE

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

**01268 783377**

Large two bedroom detached bungalow available to rent now. In the new year the property will have a drive way to the front of the property allowing off street parking rather than paying for permit parking.

## DETAILS

### LOCATION

The property is a two bedroom detached bungalow located on Stambridge Road, within the town of Rochford. The property is circa 0.9 miles by road from Rochford Railway Station, proving a direct link to London Liverpool Street in under one hour. London Southend Airport is approximately 1.8 miles by road from the property, which provides flights to mainland Europe.

### THE PROPERTY

The property comprises:

#### *Ground Floor*

- Reception Room One: (3.3m x 3.0m) Magnolia walls with brown carpet.
- Bedroom One: (3.4m x 3.3m) Magnolia walls with brown carpet.

- Bedroom Two: (3.3m x 3.0m) Magnolia walls with brown carpet.
- Reception Room Two: (3.2m x 3m) Magnolia walls with brown carpet.
- Family Bathroom: (2.1m x 1.5m) Magnolia walls, cushioned flooring and white basin, bath with shower over and W.C.
- Kitchen: (4.7m x 2.5m) Magnolia walls, tiled floor, wooden units and space for all white goods.

## **EXTERNALLY**

- The rear garden is laid to lawn and has a concrete outbuilding included in the letting.
- The front garden is laid to lawn.

The landlord does not allow pets.

## **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**

We understand that mains water, gas and electricity are connected. The property is double glazed.

### **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 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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**Whirledge  
&Nott**

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