



**Farm House: South Fambridge**

**Monthly £2,225**

## RAYLEIGH OFFICE

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

**01268 783377**

Recently refurbished 5 bedroom farmhouse in South Fambridge available now to let with the inclusion of land which will be issued on a grazing licence separate to the assured shorthold tenancy agreement.

## DETAILS

### Location

South Fambridge is a village in Essex. It is located about 0.17 miles from the River Crouch. The village lies within the Rochford district. Surrounded by farmland, it is reached by the Fambridge Road, approximately 1.5 miles from the main Ashingdon Road.

London Southend Airport is located approximately 5.6 miles from the South Fambridge which provides flights to mainland Europe. The closest train station is located 3.1 miles in Hockley and Rayleigh train station is approximately 5.6 miles which provides main line trains to London Liverpool Street.

### The property

The accommodation comprises:

## Ground Floor

- Reception Room One: (4.5m x 3.9m) Cream carpet, magnolia walls, decorative fireplace, built in cupboards and door leading to the back garden.
- Reception Room Two: (4.3m x 4.2m) Cream carpet, magnolia walls, electric fireplace, large bay windows overlooking the front garden.
- Reception Room Three: (4.9m x 4.3m) Cream carpet, magnolia walls, brick fireplace and patio doors to the front garden.
- Kitchen: (4.1m x 3.5m) Magnolia walls, cushioned flooring, wood units with black worktop, space for a dishwasher, built in double oven and access to the utility area.
- Utility Area: (3.7m x 2.5m) White walls, red tiled floor, plumbing for washing machine, sink unit and cupboard, large storage cupboard and W.C

## First Floor

- Bedroom One: (5.3m x 4.2m) Cream carpet, magnolia walls and decorative fireplace.
- Bedroom Two: (5.1m x 4.3m) Brown carpet, magnolia walls and decorative fireplace.
- Bedroom Three: (3.9m x 2.7m) Cream carpet, magnolia walls and decorative fireplace.
- Bedroom Four: (3.4m x 2.5m) Cream carpet and magnolia walls.
- Bedroom Five: (3.7m x 3.2m) Cream carpet, magnolia walls, decorative fireplace.
- Family Bathroom: White walls and white tiles, cushioned floor, basin, bath with electric shower, built in storage cupboards, W.C.
- Storage Room: (2.9m x 1.5m) Cream carpet and magnolia walls.

## Externally

- Off road parking
- Garden mainly laid to lawn
- Land - one field is approximately 1.9 acres and the second field is

approximately 0.7 acres.

## **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 and electricity are connected. There is oil fired central heating and private drainage.

## **Council Tax Band**

The property is assessed as Council Tax Band G.

## **EPC**

The property is classed as Band G.

## **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.

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