



Semi-Detached: Heybridge, Maldon

Monthly £800

RAYLEIGH OFFICE

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

01268 783377

Small 2 Bedroom semi detached cottage located in Heybridge, Maldon.

**IN LINE WITH COVID 19 GUIDELINES PLEASE ATTEND VIEWINGS
WEARING MASKS AND GLOVES.**

DETAILS

LOCATION

The property is located on a private lane in a rural location and benefits from Lake and field views. The cottage is situated approximately 3 miles from Maldon by road and is circa 5.6 miles from Witham Train Station, which provides a direct train link to London Liverpool Street.

Attractions in the surrounding area include Heybridge Basin, which offers two pubs and a tea room located on the sea wall overlooking the River Blackwater. The cottage is ideally situated for walkers and there is a nature reserve close by. Other local activities include sailing, golf courses and fishing.

A Sailing Club is approximately 1.4 miles from the property by road, Two 18 hole golf courses are within 7 miles.

THE PROPERTY

Downstairs the accommodation comprises a kitchen, a living room and a downstairs bathroom, with a sink, w.c and bath. The living room is situated to the front of the property and benefits from a wood burner. Upstairs there are two bedrooms.

The property has panel storage heaters in the hall and bathroom and in the main bedroom there is an electric radiator. The property benefits from double glazing throughout. The cottage has a rear garden, which is laid to lawn. There is a patio area to the rear of the cottage with the use of a large shed. Off road parking is also available.

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 and there is private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band B.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A five week 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.

Referencing will include credit checks and all character and employer references.

**Whirledge
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