



## Semi-Detached Bungalow: Rochford

Monthly £1,050

### RAYLEIGH OFFICE

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

**01268 783377**

Three bedroom bungalow situated in Stambridge, Rochford. This property is available mid February and has beautiful rural views.

### DETAILS

#### LOCATION

Church Bungalows is a semi-detached three bedroom bungalow. The property has a lounge, kitchen, family bathroom and three bedrooms. The property has recently been re painted and some carpets have been replaced. The property is double glazed throughout, has a fitted electric boiler and modern standards of insulation. Outside there are front and rear gardens which are mainly laid to lawn. Off road parking is available to the front of the property.

#### THE PROPERTY

The property comprises:

##### *Ground Floor*

- Bedroom One: (3.6m x 3.4m) Brown carpet and magnolia walls.

- Bedroom Two: (3.9m x 3.4m) Brown carpet and magnolia walls.
- Bedroom Three: (3.9m x 3m) Brown carpet and magnolia walls.
- Lounge: (4.7m x 3.9m) Brown carpet and magnolia walls.
- Kitchen: (4.1m x 3.8m) Cushioned flooring, magnolia walls, white kitchen units with black worktop, integrated oven, hob and extractor.
- Bathroom (2.4m x 2.1m) Cushioned flooring, magnolia walls and white tiles, walk in shower, basin and W.C.

## **GARDEN**

- Laid to lawn
- Off road parking at the front of the property. Please note this property does not have use of a garage.

## **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 no gas at the property.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band C.

### **EPC**

The property is classed as Band G. This property has an exemption certificate.

### **TERMS**

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

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