



Detached bungalow: Rettendon Common

Monthly £1,545

CHELMSFORD OFFICE

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

01245 231123

Substantial detached 3 bedroom bungalow located in a rural location on the edge of Rettendon Common. The property benefits from large mature gardens, parking, integral garage and central heating.

DETAILS

DESCRIPTION

A detached 3 bed bungalow on Old Barn Lane, Rettendon Common. The property comprises 3 bedrooms, lounge, kitchen/breakfast room, utility room, bathroom and separate WC. The property has an integral garage and benefits from oil fired central heating and substantial mature gardens.

LOCATION

The property is situated alongside Old Barn Lane, off Main Road, Rettendon Common. This location is around 0.5 miles north of Rettendon Common and is a pleasant walk to the Bell & Chimes Public House in the centre of the village. The property is well situated for access to Chelmsford, Wickford, South Woodham Ferrers and Rayleigh, each with local facilities and shops.

Access to the A12 is available at the Howe Green junction, just under 3.5 miles to the north, with access to the A130 trunk road at Battlesbridge around 2.5 miles to the south. There is a main line rail service from Chelmsford and Wickford stations.

THE PROPERTY

The property comprises:

- Entrance Hall.
- Kitchen/Breakfast (5.20m x 3.60m) - Fitted range of wall and floor units, built in double oven and hob, dishwasher, space for fridge, french doors to garden.
- Lounge (5.30m x 3.60m) - Feature fireplace, bay window to front.
- Bedroom One (4.25m x 3.60m) - Built in cupboard.
- Bedroom Two (3.60m x 2.20m max).
- Bedroom Three (4.20m x 2.30m).
- Bathroom (2.55m x 1.95m) - white suite comprising: bath with shower over & basin.
- Separate W/C - W/C & hand wash basin.
- Utility Room (2.05m x 1.65m) - power and plumbing for washing machine.

OUTSIDE

To the front of the property there is a driveway providing off street parking for 2 cars and access to the integral single garage.

The property is surrounded by its own very substantial mature gardens comprising large patio, extensive lawns, borders, mature trees and shrubs.

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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers 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 vendor 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 classed as Band D

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.

PHOTOGRAPHS

Please note some photographs are historic, taken prior to the current occupation.