



Semi-Detached: Rayleigh

Monthly £995

RAYLEIGH OFFICE

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

01268 783377

Newly refurbished two bedroom house in Rayleigh available now to let
on a long term basis.

DETAILS

LOCATION

The property is a two bedroom semi-detached house located on Little Wheatley Chase, which can be accessed from London Road and is situated in the town of Rayleigh.

The property is approximately 0.4 miles by road from Rayleigh railway station, providing a direct link to London Liverpool Street in under one hour. London Southend Airport is circa 6.2 miles by road from the property, which provides flights to mainland Europe.

Rayleigh town centre is approximately 1.1 miles by road from the property, which provides shopping, restaurants, a library and small outdoor market. The property is also located circa 0.9 miles from Rayleigh Mount National Trust, which has the remains of a Norman Castle on site.

THE PROPERTY

The property comprises:

Ground Floor

- Kitchen: Modern cream kitchen units with a black worktop, new cushioned flooring has been fitted along with the walls being freshly painted magnolia.
- Reception Room One: Freshly painted magnolia walls, newly fitted brown carpet and a working fireplace.
- Reception Room Two: Reception room one leads into the second reception room which has patio doors to the private garden. The walls have been freshly painted magnolia and new brown carpet has also been fitted.

First Floor

- Family Bathroom: White basin, bath with over head shower at one end and W.C
- Bedroom One: Freshly painted magnolia walls and newly fitted brown carpet.
- Bedroom Two: Freshly painted magnolia walls and newly fitted brown carpet.

EXTERNALLY

- Off road parking
- Private garden

The landlord does not allow pets at this property.

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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water, sewage and electricity are connected. The property benefits from gas central heating.

COUNCIL TAX BAND

The property is assessed as Council Tax Band D.

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 Whirledge 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.