

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Motehill, Basildon  
£1,450 PCM

**\*\* CPO9400 ONLINE ENQUIRIES ONLY \*\*** COWLING AND PAYNE ARE PLEASED TO OFFER THIS ‘NEWLY DECORATED’ THREE-BEDROOM HOUSE, OFFERING SPACIOUS LIVING ACCOMMODATION.

THIS FAMILY HOME IS ARRANGED OVER TWO FLOORS, WITH AN OPEN PLANNED LIVING ROOM, DINING AREA, AS WELL AS THE KITCHEN AND SHOWER ROOM ALSO LOCATED UPON THE FIRST FLOOR.

FRENCH DOORS FROM THE LIVING ROOM LEADING TO A RAISED DECKING PATIO, OVERLOOKING THE PRIVATE COURTYARD GARDEN BELOW.

THE LOWER GROUND FLOOR OF THE PROPERTY COMPRISES OF THREE BEDROOMS, FAMILY BATHROOM, STORAGE ROOM AND A SINGLE GARAGE.

CONVENIENTLY LOCATED WITHIN PROXIMITY TO LAINDON MAINLINE STATION, SERVING LONDON’S ‘FENCHURCH’ STREET STATION  
COUNCIL TAX BAND ‘A’ AND EPC RATING ‘E’ - AVAILABLE AUGUST 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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