



South Avenue Southend-On-Sea SS2 4HX

**Monthly Rental Of
£1,250**

Ref: BV411

Situated in a popular location close to schools, shops and train station, is this spacious three bedroom semi-detached family home offering spacious accommodation, ground floor cloakroom and large garden



THREE BEDROOMS
FAMILY HOME
SPACIOUS MASTER BEDROOM
LARGE GARDEN
GAS CENTRAL HEATING

END TERRACE
GROUND FLOOR CLOAKROOM
MODERN BATHROOM SUITE
CONVENIENT LOCATION CLOSE TO LOCAL
AMENITIES AND SCHOOLS
DOUBLE GLAZING

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Storm Porch

Panelled front door leading to...

Hallway

Staircase leading to the first floor with a turned wood spindle balustrade and built-in storage cupboard below. Fitted radiator and wood effect laminate flooring. Plastered ceiling. Panelled doors leading to the..

Cloakroom

Suite comprising low level WC and a wall mounted wash hand basin with a tiled splash back. Plastered ceiling.

Lounge 15' 1" x 12' 0" (4.59m x 3.65m)

Double glazed bay window to the front elevation. Fitted radiator, wall lighting and wood effect laminate flooring. Coved and plastered ceiling.

Dining Room 13' 2" x 9' 11" (4.01m x 3.02m)

Double glazed window to the rear elevation overlooking the garden. Fitted radiator, wood effect laminate flooring and plastered ceiling.

Kitchen 11' 9" x 10' 1" (3.58m x 3.07m)

Double glazed window to the side elevation. Selection of base and drawer units with a complimentary rolled edge worktop and inset stainless steel sink and drainer. Wall mounted chrome chimney extractor. Plumbing for a washing machine and plastered ceiling. Double glazed door to the rear elevation providing access to the garden.

Landing

Turned wood spindle balustrade. Fitted radiator and wood effect laminate flooring. Built-in storage cupboard and plastered ceiling. Panelled doors leading to the

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Bedroom 1 15' 8" x 15' 1" (4.77m x 4.59m)

Double glazed bay window to the front elevation with a further double glazed window adjacent. Fitted radiator, wood effect laminate flooring and built-in storage cupboard with a panelled door.

Bedroom Two 13' 3" x 10' 0" (4.04m x 3.05m)

Double glazed window to the rear elevation overlooking the garden. Fitted radiator, wood effect laminate flooring and plastered ceiling.

Bedroom Three 10' 1" x 5' 10" (3.07m x 1.78m)

Double glazed window to the rear elevation overlooking the garden. Fitted radiator and plastered ceiling.

Bathroom

Double glazed obscure window to the side elevation. Suite comprising low level WC, pedestal wash hand basin and a panelled bath with an electric shower over. Fitted radiator, extractor fan, part tiled walls and plastered ceiling.

Rear Garden

Approximately 60' rear garden (unmeasured). The garden is laid to lawn with two large patio seating areas and a flowerbed to the side elevation.

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Viewing Information

To arrange a viewing of this property, please telephone our office on **01702 462626**. To help us to successfully arrange your appointment, we would ask that you provide us with as much notice as possible of your intention to view. Appointments can also be arranged by email (enquiries@bellevue-estates.co.uk) but please include in your initial email the dates and times when you are available to view.

General Information

The Tax Band for this property is : **C**

The EPC rating for the property is : **E**

Disclaimers and Declarations

Whilst we make all efforts to ensure that the information provided in these particulars is accurate, customers should view such information as a guide only. Items shown in images are not necessarily included in the rental.

About Bellevue

Office address : 501 Southchurch Road Southend Essex SS1 2PH.

Opening Hours : Our office is open 9am until 6pm on weekdays, and 9am until 5pm on Saturday.

Contact Details : Telephone us on 01702 462626. We have an out of hours' voice mail service.

Email enquiries@bellevue-estates.co.uk.

Bellevue has been successfully selling, letting, and managing properties since 1993. We are a family owned and operated company that is ethical, efficient and very effective. Combining truly personal service with leading edge technology, we provide full Estate Agency facilities and a considerable online presence. We are proud to boast that most of our business is gained through personal recommendation.

Charges to Tenants

Before the tenancy starts (payable to Belle Vue Property Services)

Holding Deposit: 1 week's rent

Deposit: 1 months' rent

During the tenancy (payable to Belle Vue Property Services)

Payment of up to £50.00 if you want to change the tenancy agreement.

Payment of interest for the late payment of rent (After payment is more than 14 days' late) at a rate of 3% over the prevailing Bank of England Base Rate.

Payment for the reasonably incurred costs for the loss of keys/security devices. These costs would be the replacement costs of the keys/security devices plus £10.00.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities – gas, electricity, water

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Belle Vue Property Services are members of SafeAgent, which is a client money protection scheme, and also a member of the TPO (Property Ombudsman Scheme), which is a redress scheme. You can find out more details by contacting us directly.

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