

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Devon Gardens, Rochford, SS4 3AJ £1,500 Per Month

Horizon Estate Agents are pleased to offer to the rental market this newly refurbished, two bedroom semi-detached bungalow in a quiet cul-de-sac position. The property comprises of two good-sized bedrooms, a wet room, a large lounge/diner and a newly fitted kitchen. Further benefits include being freshly decorate, newly laid carpets, an unoverlooked rear garden and a paved driveway providing ample off-street parking. Located within close proximity of local transport links, shops and amenities. Unfurnished. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance Hall

UPVC double glazed entry door, radiator, power points, storage cupboard, loft hatch, carpeted, coved textured ceiling.

Bedroom Two

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Bedroom One

15'11 (into bay) x 10'9 (4.85m (into bay) x 3.28m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Wet Room

Three piece suite comprising of a wet room style shower, low level W.C, wash hand basin, obscured UPVC double glazed window to side aspect, radiator, tiled walls, laminate flooring, coved textured ceiling.

Lounge/Diner

17'3 x 10'9 (5.26m x 3.28m)

Double glazed sliding door to rear garden, radiator, power points, carpeted, coved smooth plastered ceiling.

Kitchen

9'5 x 8'6 (2.87m x 2.59m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated electric cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, power points, tiled flooring, coved textured ceiling.

Rear Garden

Paved patio seating area, mainly laid to lawn, pond, side access to the front of the property.

Front of Property

Paved driveway providing off-street parking for 3 cars.

Additional Information

Tenancy Length: 6 months initially

Rent: £1,600 Per calendar month

Deposit: £1,600

Council: Rochford District Council

Tax Band: C

Agents Notes

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving license) - Most recent P60 - Last 3 months Bank statements (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance the amount of commission we will receive will depend on the size of the policy/policies taken.



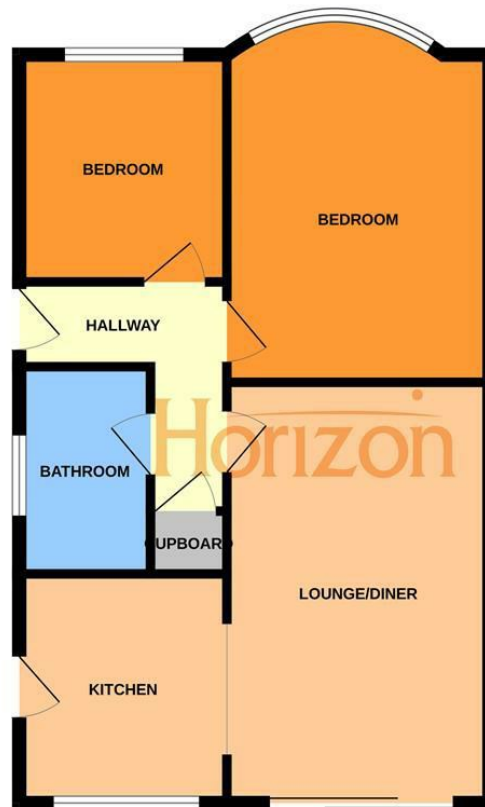
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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