

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Wedgwood Way, Rochford, SS4 3AS**  
**£1,600 Per Calendar Month**

Horizon estate agents are pleased to offer for let this spacious three bedroom detached bungalow with off road parking and a garage, internally the property has a spacious entrance hall, a lounge, a kitchen breakfast room, a modern fitted bathroom suite with walk in shower, two further bedrooms and a utility area, viewing advised. This property will be available from the end of June.

sales@horizonstates.co.uk  
horizonstates.co.uk



### **Entrance Hall**

Hardwood Glazed door leading into entrance hallway, carpeted, radiator, coved and smooth plastered ceiling, built in airing cupboard, further built in storage cupboard, Doors off

### **Lounge**

16'8" x 11'8" (5.08 x 3.56)

UPVC Double glazed window to front aspect, carpeted, radiator, coved and smooth plastered ceiling

### **Family Bathroom**

UPVC Obscured Double glazed windows to rear aspect, modern 4 piece suite comprising of Panelled bath with mixer taps, Vanity wash hand basin with cupboards beneath, Close coupled WC, Walk in enclosed shower cubicle with Thermostatic shower, Chrome heated towel rail, Tiled flooring, Part tiled walls, Smooth plastered ceiling, with inset spot lights,

### **Bedroom**

10'4" x 11'3" (3.15 x 3.43)

UPVC Double glazed window to rear aspect, Carpeted, radiator, built in storage cupboard, door to Garage

### **Master Bedroom**

12'0" x 11'4" (3.66 x 3.45)

UPVC Double glazed window to front aspect., carpeted, radiator, coved and textured ceiling,

### **Bedroom Three**

7'7" x 8'7" (2.31 x 2.62)

UPVC Double glazed window to front aspect, carpeted, radiator, coved and textured ceiling,

### **Kitchen**

12'2" x 10'3" (3.71 x 3.12)

UPVC Double glazed window to rear aspect, UPVC Double glazed window and door to side aspect, fitted kitchen comprising of Base and eye level units, with laminated working surfaces, inset stainless still sink and drainer, Inset 4 ring hob with oven below and extractor fitted over, coved and textured ceiling with inset spot lights, tiled flooring, radiator, part tiled walls.

### **Rear garden**

Patio area leading to lawn.

### **Garage**

Part utility room part garage.

### **Front garden**

Paved, driveway providing off road parking.

### **Agent 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 licence) - 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 Exquifax, Experian)

### **Additional Notes**

Council Tax - Rochford District Council

Council Tax Band - E

Price £1400.00 pcm

Deposit £1400.00

Initial Tenancy Term 6 Months



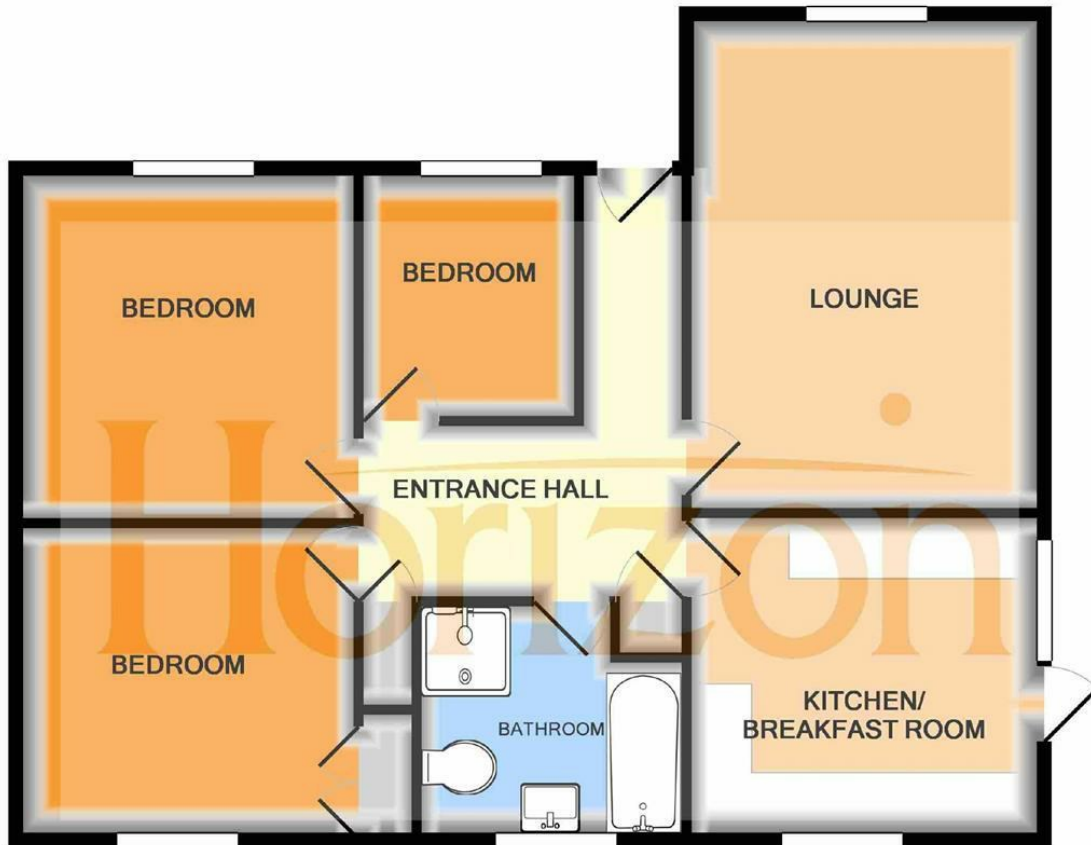


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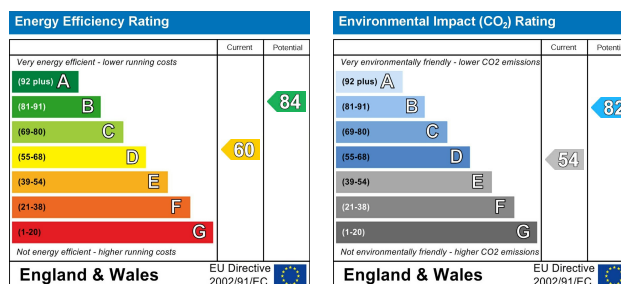
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TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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