

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Banyard Way, Rochford, SS4 1UQ

£1,700 Per Calendar Month

Horizon Estate Agents are pleased to offer for rent this four bedroom, two reception room semi detached house. The property benefits from a lounge, dining room and a ground floor cloakroom and a garage plus off street parking. Further features include a Study/Dressing room, a garage and off street parking. Located on the popular Holt Farm Estate, close to local Schools. Available for viewing.

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horizonstates.co.uk



rightmove

onTheMarket.com

Entrance

Double glazed entrance door leading to:-

Entrance porch

Hardwood door leading to:

Entrance hall

Stairs rising to first floor accommodation, coved and textured ceiling, under stairs storage cupboard, radiator, laminated flooring.

Ground floor cloakroom

Glazed window to side aspect, low level WC, wash hand basin, laminated flooring.

Kitchen

15'8" into bay x 7'5" > 9'4" (4.78 into bay x 2.26 > 2.84)

Upvc double glazed bay window to rear aspect, part glazed door to side aspect, leading to Garden. Comprising of eye and base level units with working surfaces over, inset four ring electric hob, built in oven, inset stainless steel sink and drainer, laminated flooring, part tiled walls, built in larder cupboard.

Dining room

13'10" x 10'8" (4.22 x 3.25)

Upvc double window to rear front, carpeted, radiator, coving to textured ceiling, open plan to:

Lounge

10'2" x 12'3" (3.10 x 3.73)

Upvc double glazed window and door to rear aspect leading to Garden, coved and textured ceiling, radiator, feature brick fireplace, integrated wooden shelving, partly open plan to kitchen.

First floor landing

Carpeted, textured ceiling, access to loft.

Bedroom One

14'2" x 10'10" (4.32 x 3.30)

Upvc double glazed window glazed to front aspect, radiator, textured ceiling.

Bedroom Two

10'0" x 11'7" (3.05 x 3.53)

Upvc double glazed window to rear aspect, radiator, textured ceiling, built in cupboard housing combination boiler.

Bedroom Three

9'6" x 7'5" (2.90 x 2.26)

Upvc double glazed window to rear aspect, radiator, textured ceiling, opening to:

Study/Dressing Area

8'6" x 7'4" (2.59 x 2.24)

Upvc double glazed window to front aspect, radiator and textured ceiling.

Bedroom Four

9'6" x 7'4" (2.90 x 2.24)

Upvc double glazed window to front aspect, radiator, textured ceiling, built in storage cupboard.

Bathroom

Obscure double glazed window to rear aspect, panelled bath, pedestal wash hand basin, low level WC, radiator, tiled flooring, partly tiled walls, textured ceiling.

Rear garden

The rear garden commences with a raised decking area with the remainder laid to lawn, shrub to border.

Garage

19'5" x 7'6" (5.92 x 2.29)

Double opening doors, power and light.

Front

Driveway provides off street parking with the remainder laid to lawn.

Additional information

Council: Rochford District Council

Tax Band: D

Rent: £1700 pcm

Deposit: £1961.53

Tenancy Length: 6 months

Agents note

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 - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, 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 through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.

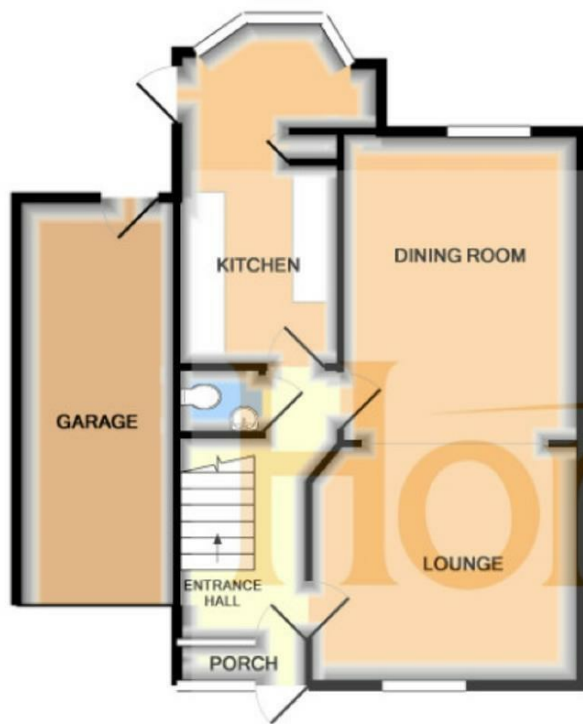


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TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.6 SQ.M.)

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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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	73	82
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	38	77
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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