

home.



PER CALENDAR MONTH

**£1,500**

Mountbatten Drive, Shoeburyness, Southend-On-Sea



## 9 Mountbatten Drive, Shoeburyness, Southend-On-Sea, SS3 8UY

Home Estate Agents are delighted to present for let this charming two bedroom end terrace house with off-street parking located in a sought-after area, close to amenities and transport links. Viewings highly recommended. Available for a 6 or 12 months let.



### Entrance Porch

Storage cupboard housing gas meter, electric meter leading to:

### Open Plan Living Diner 22'16 x 14'61

Stairs leading to first floor landing, radiator, power points, coving to textured ceiling, double glazed window to front aspect, opening leading to:

### Kitchen 9'89 x 6'67

A range of eye and base level units with rolled edge work surfaces comprising stainless sink and drainer unit, four ring gas hob with extractor over and integrated oven below, intergrated fridge/freezer, tiled splash backs, tiled flooring, double glazed window to rear aspect.

### Conservatory 10'28 x 7'70

Tiled flooring, power points, patio doors leading to rear garden, double glazed winows to rear and side.

### Bedroom One 11'21 x 10'77

Radiator, power points, double glazed window to front aspect, storage cupboard.

### Bedroom Two 11'18 x 7'57

Radiator, power points, textured ceiling, double glazed window to rear aspect.

### Bathroom 7'75 x 6'76

Recently renovated, fully tiled wall and floor, a walk in shower, WC and wash hand basin. Double glazed obscure window to rear aspect.

### Externally

Front Driveway for up to two vehicles and an allocated parking space to the rear.

### Front Garden

Block paved area leading to entrance, side access to rear garden

### Rear Garden

Block paved area with remainder laid to lawn, mature shrub and tree borders, fenced boundaries with side gate access.

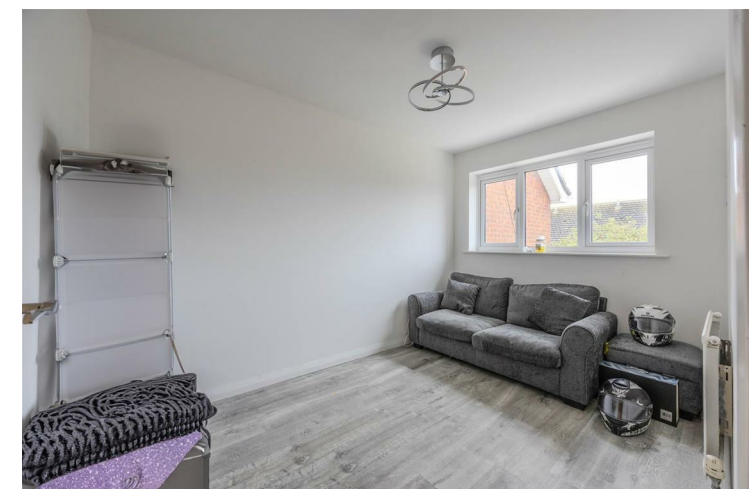


### Parking

This property comes with one additional allocated parking space.

### Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is always strongly recommended. Please be aware that under Section 21 of the Estate Agent Act 1979 we would advise that the landlord of this property is associated with Home Estate Agents. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.







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HOME - The Estate Agent of Leigh  
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.