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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



2 New Cottages Weymarks Road, Bradwell-on-Sea, Essex CM0 7JB £1,150 PCM

****AVAILABLE IMMEDIATELY**** Set in the most quiet and rural position is this recently improved and generously sized semi-detached farm cottage. The property is situated on the fringes of the waterside village of Bradwell and within a short walk of Bradwell beach and the banks of the River Crouch, however, further amenities are a short drive away with a village shop, pub and school located in the centre of the village as well as Bradwell Marina being close by. Living accommodation on the ground floor comprises a kitchen at the rear of the property and a lounge/diner at the front, while the first floor comprises two double bedrooms and a refitted family bathroom. Externally, a well maintained wrap around garden is on offer as well as ample off road parking. Energy Rating E. Pets considered.

NB Rental price includes water & sewerage charges.



FIRST FLOOR:

LANDING:

Staircase down to ground floor with double glazed window to rear, doors to:

BEDROOM 1: 15'3" > 13' x 8'4" > 7'6" (4.65m > 3.96m x 2.54m > 2.29m)

Double glazed windows to rear and side, radiator.

BEDROOM 2: 10'6" x 7'11" (3.20m x 2.41m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower over, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, airing cupboard housing hot water cylinder.

GROUND FLOOR:

KITCHEN: 14'1" x 7'11" (4.29m x 2.41m)

Double glazed entrance door to side, windows to front, radiator, range of base mounted storage units and drawers, roll edged work surfaces with inset sink/drain unit, space and plumbing for washing machine and fridge/freezer, cooker to remain, part tiled walls, wall mounted oil fired boiler, glazed door to:

LIVING/DINING ROOM: 20' x 16' > 12'11" (6.10m x 4.88m > 3.94m)

Double glazed sliding doors to rear opening onto rear garden, further double glazed window to rear, 2 radiators, staircase leading to first floor, multi-fuel burner with tiled display mantle over.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is laid to lawn with mature borders that wrap around the property to the side and front.

PARKING:

There is off road parking to the side of the cottage.

COUNCIL TAX BAND:

Tax Band C.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in

order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

