



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



South View Road, Benfleet



Morgan Brookes believe - This beautifully presented room let is perfect for someone who is looking for their own self contained space. Also benefiting from an outdoor seating area, perfect for the warmer months. Being within close proximity to local amenities and the C2C Mainline Station with easy access to the A13 it's perfect for commuters travelling outside the Basildon area.

Key Features

- Available Now!
- Outdoor seating area.
- Flexible Furnishing.
- Self-Contained.
- Bills Included.
- Close proximity to C2C Mainline Station.
- Close to local amenities.
- Call Morgan Brookes Today!

**Monthly Rental Of
£625**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

South View Road, Benfleet

Front of Property

Double glazed door leading to:

Entrance Hall / Kitchen

11' 10" x 4' 5" (3.60m x 1.35m)

Fitted base units, small fridge, plug in electric hob surface, roll top, smooth ceiling, skylight, tiled flooring, door leading to:

Bedroom

11' 10" x 8' 6" (3.60m x 2.59m)

Double glazed french doors leading to rear, radiator, wood effect flooring, door leading to:

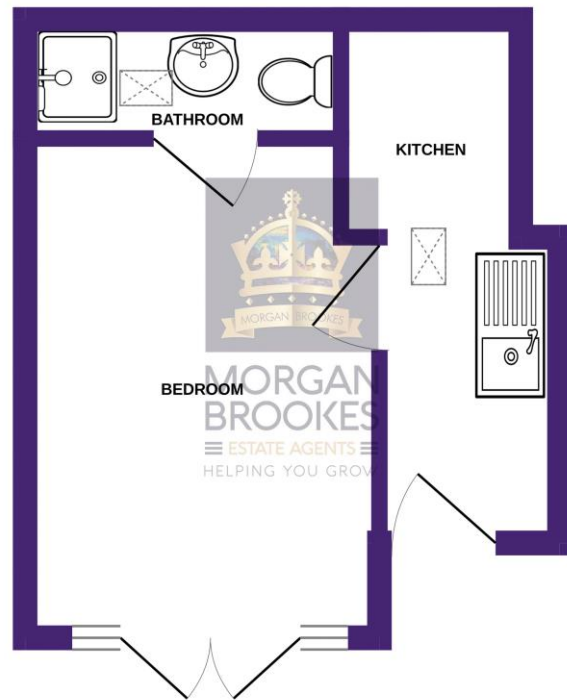
Ensuite

Tiled shower cubicle, wash hand basin, low level WC, heated tail rail, tower rail, smooth ceiling, extractor fan, skylight, wood effect flooring.

Additional Information

No Bills for Gas

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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Local Authority Information

Basildon Borough Council

Council Tax Band: F

01268 755626

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.