



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Twyzel Road, Canvey Island



Morgan Brookes believe - This beautifully presented detached bungalow on Twyzel Road offers the perfect blend of comfort, style, and convenience - ideal for those looking to settle in a sought-after location close to the town centre, shops, and excellent schools.

Key Features

- Available From Mid June.
- Detached Bungalow.
- Two Bedrooms.
- Modern Kitchen & Bathroom.
- Good Size Garden.
- Ample Off Road Parking & Garage.
- Close To Town Centre, Local Shops & Schools.
- Call Morgan Brookes Today To Book Your Viewing.

**Monthly Rental Of
£1,320**

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



morganbrookes.co.uk

Twyzel Road, Canvey Island

Entrance Porch

Double glazed panelled door leading to:

Living / Dining Room

13' 5" x 11' 2" (4.09m x 3.40m)

Double glazed bay window to the front aspect, radiator, smooth ceiling, carpet flooring, opens to:

Kitchen

9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, roll top work surfaces with stainless steel sink and drainer, four point electric hob with extractor over, fitted oven, space and plumbing for appliances, smooth ceiling, splash back tiling, wood effect flooring, double glazed panelled door leading to side.

Inner Hall

11' 9" x 3' 2" (3.58m x 0.96m)

Carpeted flooring, doors leading to:

Master Bedroom

11' 8" x 9' 1" (3.55m x 2.77m)

Double glazed window to rear aspect, smooth ceiling, radiator, carpet flooring.

Second Bedroom

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to rear aspect, fitted cupboard incorporating boiler, radiator, smooth ceiling, carpet flooring.

Shower Room

7' 5" x 5' 6" (2.26m x 1.68m)

Obscure double glazed window to side aspect, double shower cubicle, wash hand basin in vanity unit, low level W/C, stainless steel heated towel rail, smooth ceiling, tiled walls and flooring.

Garden

Mainly laid to lawn with tree, shrub and flower borders, gated side access.

Front Of Property

Paved driveway, gated access to garden, access to:

Garage

Up and over door, power and lighting.

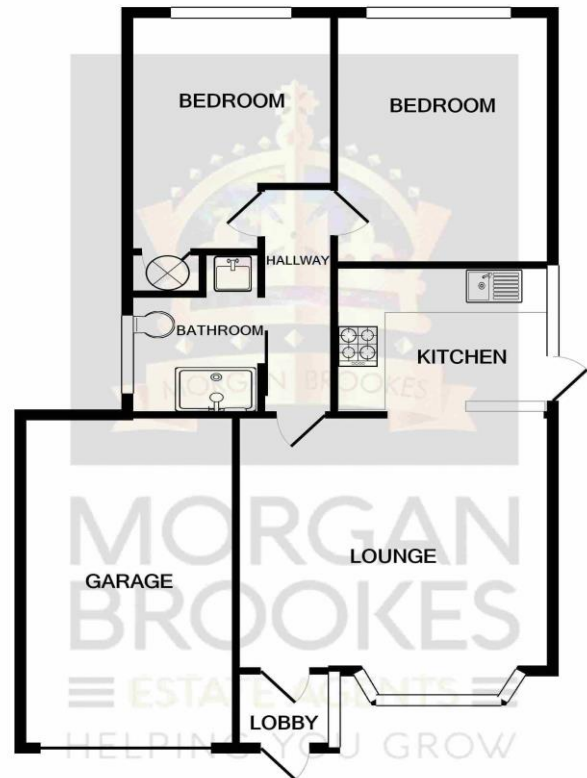
Additional Information

Rent: £1,320.00

Deposit: £1,523.08

Minimum Tenancy Length: 6 Months

Available: From Mid June.



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.
Made with Metropix ©2020

Local Authority Information

Castlepoint Borough Council

Council Tax Band: B

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£1,320

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.