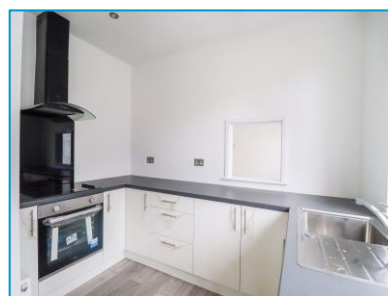




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Essex Way, Benfleet



Morgan Brookes believe - This beautifully decorated two-bedroom bungalow, finished to a high standard throughout. The property offers an array of benefits from a large garden, off street parking & plenty of living space. This home would be perfect for commuters as it is located minutes from Benfleet Mainline Station into London Fenchurch Street & the City of Southend. Please call Morgan Brookes to view. Don't miss out!

Key Features

- Two Bedroom Semi-Detached Bungalow
- Ample Storage Throughout
- Available From October
- 0.3 Miles to Benfleet Mainline Train Station
- Ample Parking.
- Household Income: £47,200.00+ Per Annum Required For Affordability
- Large Rear Garden

**Monthly Rental Of
£1,575**

Essex Way, Benfleet

Entrance

UPVC double glazed door leading to:

Entrance Hallway

Smooth ceiling with spotlights, electric and metre cupboard housing metres and RCD, radiator wood effect flooring, door to:

Kitchen

10' 10" x 10' 2" (3.30m x 3.10m)

Double glazed window to side aspect, UPVC double glazed door to side aspect. Fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, electric hob with extractor fan over with splash back panel, fitted oven, space for appliances, smooth ceiling incorporating spotlights, kitchen hatch, wood effect flooring.

Living Room

21' 7" x 17' 4" (6.57m x 5.28m)

Double glazed window to front and side aspect, smooth ceilings with spotlights, radiator x2, wood effect flooring, door to:

Internal Hallway

Airing cupboard with shelving, smooth ceilings with carpet, doors to:

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to rear aspect, smooth ceilings with spotlights, radiator, carpet, built in cupboards.

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

Double glazed window to rear aspect, smooth ceilings with spotlights, radiator, carpet.

Bathroom

5' 7" x 5' 4" (1.70m x 1.62m)

Double glazed obscured window to side aspect, tiled walls, smooth ceiling with spotlights, panelled P shaped bath with shower attachments and glass shower screen, pedestal sink basin, low level wc, heated towel rail, tiled flooring.

Rear Garden

Laid to lawn to fence boundaries, shed, outside water tap & power socket.

Front of Property

Off street parking, gated side access leading to side door and rear garden.

Additional Information

Rent: £1675.00

Deposit: £1932.69

Holding Deposit: £386.54

Tenancy Length: Minimum 12 Months

EPC Rating: E

Available: From October

GROUND FLOOR



Local Authority Information
Castle Point Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

Monthly Rental Of
£1,575

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.