



Billet Lane, Stanford-Le-Hope

£1,700 Per Calendar
Month



- Immaculate property
- Fully refurbished
- Great living space
- Off street parking
- Lovely sized rear garden
- Park views to the front
- Ideal for local shops and transport links
- Available now



This immaculate three bedroom family home has been fully refurbished by the current Landlord to the highest standard. Offering fantastic living space, modern interior, great sized rear garden, off street parking and park views.

Entered through the entrance porch to entrance hall the ground floor offers WC, kitchen with breakfast bar and spacious lounge. The first floor provides three bedrooms and family bathroom. The exterior of the property offers spacious rear garden, off street parking and views to playing fields (please note the patio area will be finished and side gated added prior to tenancy starting) Billet Lane holds a great location with local shops, schools and transport links all easily accessible

Agents note: Please be aware photographs seen were taken prior to current tenancy.

Council Tax Band: C

Local Authority: Thurrock

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

TENANCY FEES

1 Weeks Holding Deposit

SECURITY DEPOSIT

Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.

Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.

This covers damages or defaults on the part of the tenant during the tenancy.

OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

PROPERTY MANAGEMENT All our properties are managed by Property Stop, and not ourselves. For more information visit www.property-stop.com



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STANFORD-LE-HOPE is a small village between Basildon and Grays. The name arrives from a bridge crossing the rivulet on the site of the ancient stone ford, which gave the village, it's name Stanford-le-Hope.

Stanford Le Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.

Why not enjoy some time looking around the Town Centre, enjoy a meal at one of the many pubs and restaurants? Easy access to A13 road links to Basildon, Benfleet and Wickford.



