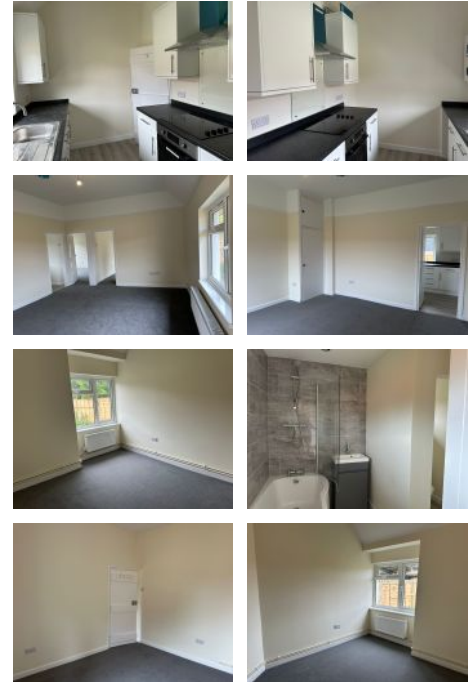




Semi-Detached: Brentwood

Monthly £1,695

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Two bedroom, semi-detached cottage available within an idyllic rural location within a working arable farm.

DETAILS

LOCATION

The property is situated on a farm in the outskirts of Hutton Village.

Brentwood Railway Station is approximately 4.8 miles and Billericay Railway Station approximately 4.6 miles. Both offer regular train links to London.

There are good road links to the A12 and M25.

London Southend Airport is circa 17.3 miles by road from the property, which provides flights to mainland Europe. Brentwood town centre is approximately 4.3 miles north by road from the property, which provides shopping and restaurants.

THE PROPERTY

The Property has recently been refurbished with new double glazing

throughout, a new bathroom and new kitchen.

The Property has been newly painted throughout and has new flooring.

Ground Floor

- Entrance Hallway
- Living Area
- Kitchen
- Bathroom
- Bedroom 1
- Bedroom 2

EXTERNALLY

Off-road parking

Garden laid to grass with patio area with secure fencing around the property.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is gas fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band B.

EPC

The property is classed as Band C.

TERMS

The property is to be let on an Assured Periodic Tenancy. A deposit amounting to five week's rent is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

**Whirledge
&Nott**

Land • Property • Development