



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Downer Road, Benfleet



Morgan Brookes believe – This spacious three-bedroom semi-detached bungalow, available immediately, offers an excellent opportunity for those seeking comfortable and convenient living in a popular Benfleet location. Featuring two versatile reception rooms, a generous rear garden ideal for entertaining, a garage, ample parking, and close proximity to shops and all transport links, this home provides practicality and space in equal measure.

Key Features

- Available Immediately.
- Spacious Three Bedroom Semi-Detached Bungalow.
- Generous Rear Garden Perfect For Entertaining.
- Two Bright Reception Rooms.
- Garage & Ample Off-Street Parking.
- Fantastic Location Close To Shops & Transport Links.
- Household Income: £47,900.00 + PA Required For Affordability

**Monthly Rental Of
£1,700**

Downer Road, Benfleet

Entrance

Double glazed obscure panelled door leading to:

Hall

Storage cupboard, radiator.

Living Room

19' 11" x 10' 4" (6.07m x 3.15m)

Double glazed window to front aspect, feature fire place, radiator, carpet flooring.

Kitchen

10' 9" x 9' 5" (3.27m x 2.87m)

Double glazed window to side aspect, fitted with a range of base and wall mounted units, roll top work surface incorporating stainless steel sink & drainer, space & plumbing for appliances, built in cooker, laminate flooring, leading to:

Sunroom

19' 7" x 9' 11" (5.96m x 3.02m)

Double glazed window to rear and side aspect, radiator, patio doors leading to garden, carpet flooring

Master Bedroom

14' 0" x 10' 3" (4.26m x 3.12m)

Double glazed window to side and rear aspect, built in wardrobe, radiator, carpet flooring.

Second Bedroom

10' 10" x 9' 5" (3.30m x 2.87m)

Double glazed window to front aspect, radiator, carpet flooring.

Third Bedroom

8' 10" x 6' 5" (2.69m x 1.95m)

Double glazed window to side aspect, radiator, carpet flooring.

Bathroom

6' 7" x 6' 6" (2.01m x 1.98m)

Double glazed obscure window to side aspect, double shower cubicle, hand basin, low level W/C, heated towel rail, tiled walls, laminate flooring.

Garden

Decked entertaining area from property, mainly laid to lawn, shrub & flower beds, shed.

Garage

Up and over door.

Front Of Property

Blocked paving with parking, leading to garage.

Additional Information

Rent: £1700

Deposit: £1961.54

Holding Deposit: £392.31

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Now!



Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

**Monthly Rental Of
£1,700**

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.