

BARRETT

ESTATE & LETTING AGENTS



Swallow Close
, Rayleigh, Essex, SS6 9UE

Rental £1,300 pcm

2 bedroom Semi Detached House available 29 April 2024

Barrett Estate and Letting Agents Ltd – 155 High Street, Rayleigh, Essex, SS6 7QA – 01268 774676

Registration number 05390649 (Registered in England & Wales) VAT Number 442 2888 82

Registered address – 162-168 High Street, Rayleigh, SS6 7BS

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- * Unfurnished
- * Two double bedrooms
- * Spacious Fitted Kitchen
- * Separate dining area
- * Good size Lounge
- * Modern bathroom / w.c with shower
- * Large Rear Garden
- * Own Garage
- * Driveway for 2 vehicles
- * Gas Central Heating
- * Available End April

Description

Take a look inside this lovely two bedroom semi detached home. This property benefits from having its own garage, driveway parking for 2 vehicles, two double bedrooms and a large garden. Situated within a 5 minute walk to Rayleigh train station with direct line to London Liverpool Street and a 15 minute walk to Rayleigh high street, this is one not to be missed. Call now to arrange your viewing and avoid disappointment. Council Tax Band – C Floor Area - 613 ft² / 57 m² Electricity Supply – Mains standard Gas Supply – Mains standard Water Supply – Mains standard Sewerage – Mains standard Heating – Gas central heating Broadband • Basic 15

Property Ref: inst-9116

IMPORTANT INFORMATION

The deposit required is £1,500

Further Information

Charges for the Tenant 1. A refundable deposit equivalent to one weeks rent will be payable by the tenant to secure the property. Should the tenant not proceed with the property or if the tenant fails our referencing procedure then this amount is not refundable. 2. An advance payment of the remaining first months rent is due once references are approved. If the tenant does not then proceed, deductions from this amount will be made to cover the loss of Landlord's rental income and will be calculated on a daily basis. 3. Damage deposit equal to five weeks rent. (To be paid on or before the start of the tenancy.)'

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Creation Date: 26/03/2024

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Barrett Estate & Letting Agents Ltd, 2024. Barrett Estate & Letting Agents Ltd Registered in England and Wales No. 05390649