

# BARRETT

ESTATE & LETTING AGENTS



Emanuel Road  
, Langdon Hills, Essex, SS16 6EX

Rental £1,200 pcm

2 bedroom Detached Bungalow available 08 October 2021

# BARRETT

## ESTATE & LETTING AGENTS

- \* Unfurnished
- \* Large Lounge
- \* Brand New Bathroom with Shower
- \* Double Glazed
- \* Two Double Bedrooms
- \* Available Now
- \* Large Rear Garden
- \* Garage
- \* Gas Central Heating
- \* New Floorings
- \* Modern Kitchen with oven & hob

### Description

Barrett Estate & Letting Agents are pleased to offer for rent this spacious 2 bedroom detached bungalow which benefits from its own garage and driveway. The property has had a brand new bathroom, brand new floorings, recently fitted modern kitchen and recently fitted windows & Doors. Available Now. Call now to arrange your appointment and avoid disappointment.

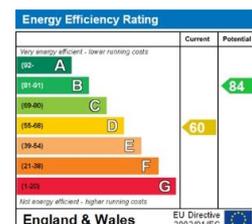
The deposit required is £1,384.62

### 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.



Creation Date: 08/10/2021

Property Ref: inst-8015  
IMPORTANT INFORMATION

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 Property Management, 2021. Barrett Property Management Registered in England No.