

BARRETT

ESTATE & LETTING AGENTS



Main Road
, Hockley, Essex, SS5 4QS

Rental £2,250 pcm
4 bedroom Detached House available 12 February 2021

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- * Unfurnished
- * Four double bedrooms
- * Good size lounge / diner
- * Modern fitted kitchen with appliances
- * Bathroom / w.c with separate shower cubicle
- * Ground floor shower room / w.c
- * Garage
- * Driveway for 4+ cars
- * 2 Extra reception rooms
- * Large Rear Garden
- * Gas Central Heating

Description

BARRETT ESTATE & LETTING AGENTS are delighted to offer for rent this superb character 4/5 bedroom restored grade II listed detached cottage. This property benefits from having good size accommodation throughout and is situated within a short walk of the High Street and Train Station. This property must be viewed to avoid disappointment and is available mid February 2021 for 12 months. (Renewable). ** PLEASE NOTE THESE PHOTOS WERE TAKEN AFTER THE REFURBISHMENT WORKS WERE COMPLETED, THE GARDEN & INTERIOR MAY BE SLIGHTLY DIFFERENT NOW ** Sorry no pets or smokers. The Landlord is unable to

Property Ref: inst-7598
IMPORTANT INFORMATION

The deposit required is £2,596.15

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 equivalent to three weeks 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

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