

# BARRETT

ESTATE & LETTING AGENTS



Manor Road  
, Benfleet, Essex, SS7 4HY

Rental £1,850 pcm

4 bedroom Semi Detached House available 17 May 2024

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

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

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## ESTATE & LETTING AGENTS

- \* Unfurnished
- \* Brand New Kitchen with oven & Hob
- \* Large Lounge / Diner
- \* Three Bedrooms (Two doubles)
- \* Brand new Ground Floor Wetroom / wc
- \* Additional Reception Room / 4th bedroom
- \* Brand new three piece suite shower room / wc
- \* Lovely sized re-landscaped rear
- \* Garage sized outside storage room with power
- \* Driveway for 2 vehicles
- \* Additional parking space at rear
- \* Re-decorated throughout

### Description

Take a look inside this refurbished and extended 3/4 bedroom semi detached family home offering a brand new kitchen, a brand new ground floor wetroom / wc, brand new floorings throughout, re-landscaped rear garden, re-decorated throughout and much more. The home benefits from being located within a 5 minute walk to all local amenities and Woodside Park as-well as a 10 minute drive to all local travel links including the A13, A127 and Benfleet Train Station. Available Mid May, call now to arrange your viewing and avoid disappointment. Council Tax Band – C Electricity Supply – Mains standard Gas Supply – Mains

Property Ref: inst-9149

IMPORTANT INFORMATION

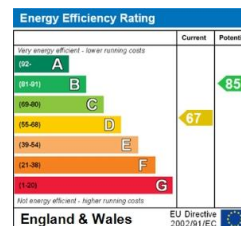
The deposit required is £2,134.61

### 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: 30/04/2024