

# BARRETT

ESTATE & LETTING AGENTS



Sudeley Gardens  
, Hockley, Essex, SS5 4XQ

Rental £1,450 pcm  
3 bedroom Terraced House available 20 April 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
- \* Three Bedrooms
- \* Good size lounge / diner
- \* Modern Kitchen with oven & hob
- \* Modern bathroom / w.c with shower
- \* Sought after location
- \* Gas Central Heating
- \* Own garage & parking space to rear
- \* Good size rear garden
- \* Within 10 minute walk to Train Station & shops
- \* Available Mid April

### Description

Take a look inside this 3 bedroom terraced house (with its own garage & parking space) in this popular residential location, within a 5 minute walk to the local shops & within a 10 minute walk to Hockley Train Station.

Available from Mid April for 12 months (renewable). Call now to arrange your viewing and avoid disappointment. Council Tax Band – C  
Floor Area - 656 ft<sup>2</sup> / 61 m<sup>2</sup>  
Electricity Supply – Mains standard  
Gas Supply – Mains standard  
Water Supply – Mains standard  
Sewerage – Mains standard  
Heating – Gas central heating  
Broadband • Basic 15 Mbps • Superfast 42 Mbps  
Mobile Signal Coverage • EE Average • Vodafone Good • Three

Property Ref: inst-9117

IMPORTANT INFORMATION

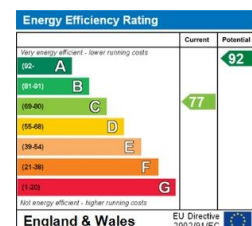
The deposit required is £1,673.07

### 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 (CO<sub>2</sub>) emissions.



Creation Date: 02/04/2024

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