

# BARRETT

ESTATE & LETTING AGENTS



## Great Spenders

, Basildon, Essex, SS14 2NP

Rental £1,650 pcm

3 bedroom End Terrace House available 27 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
- \* Three bedrooms (2 doubles)
- \* Gas Central Heating
- \* Spacious Fitted Kitchen

- \* Ground floor w.c
- \* Brand New Bathroom with Shower
- \* Available End May
- \* Large Rear Garden

- \* Own driveway with parking for 2 cars
- \* Own Garage
- \* Large Lounge / Diner
- \* Brand new floorings throughout
- \* Re-decorated throughout

### Description

Take a look inside his three bedroom end terraced house situated in this most convenient location, close to all local amenities and travel links and less than 2 miles to Basildon Hospital. The property has had a brand new bathroom installed, new floorings throughout as well as being completely re-decorated throughout. The home further benefits from having its own garage and large garden. Call now to register your interested and to not miss out. Available End May. Council Tax Band – C Floor Area - 957 ft<sup>2</sup> / 89 m<sup>2</sup> Electricity Supply – Mains standard Gas Supply – Mains standard Water Supply – Mains standard Sewerage – Mains standard Heating –

Property Ref: inst-9161

IMPORTANT INFORMATION

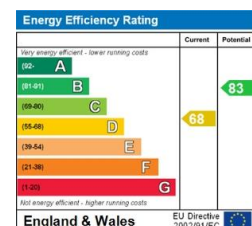
The deposit required is £1,903.84

### 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: 09/05/2024

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