

# BARRETT

## ESTATE & LETTING AGENTS



London Road  
, Rayleigh, Essex, SS6 9DW

Rental £1,250 pcm  
3 bedroom Semi Detached House available Now

Rayleigh - 155 High Street, Rayleigh, Essex, SS6 7QA / Wickford - 3a London Road, Wickford, Essex, SS12 0AW  
01268 774676 / [www.barrettestates.com](http://www.barrettestates.com)

# BARRETT

## ESTATE & LETTING AGENTS

- \* Unfurnished
- \* Three good size bedrooms
- \* Well fitted kitchen
- \* Large lounge / diner

- \* Modern Bathroom with shower
- \* Separate w.c
- \* Large rear garden with Jacuzzi
- \* Driveway to front for 1 vehicle

- \* Gas Central Heating
- \* Double Glazed

### Description

SPACIOUS FAMILY HOME... In this popular residential location, within the catchment areas for Sweyne Park senior School & other local infant & junior schools. This property will be available 25th March and should be viewed without delay. Sorry no pets. The Landlord is unable to accept applicants in receipt of Housing Benefit due to their mortgage stipulations. Facebook: BarrettsRayleighWickford  
Twitter: @Barrettproperty

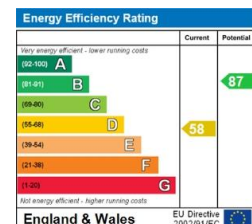
The deposit required is £1,442.31

### 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.



Property Ref: inst-7194  
IMPORTANT INFORMATION

Creation Date: 14/04/2020

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, 2020. Barrett Property Management Registered in England No.