

# BARRETT

ESTATE & LETTING AGENTS



Ilgars Road  
, Wickford, Essex, SS11 7HN

Rental £1,100 pcm

3 bedroom Semi Detached House available 20 October 2021

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- \* Unfurnished
- \* Two double bedrooms upstairs
- \* Separate Study / 3rd bedroom
- \* Large open plan living area and conservatory
- \* Well fitted kitchen with appliances
- \* Additional Reception Room / 4th bedroom
- \* Ground floor shower room / w.c
- \* Modern Bathroom / w.c with shower
- \* Utility room
- \* Large rear garden with Jacuzzi
- \* Two parking spaces
- \* Own Front Door
- \* Water rates included in rent

### Description

Barrett Property Management are delighted to offer for rent this deceptively large 3 bedroom house situated in this quiet cul-de-sac location. The property has been extended all over and boasts a wealth of space. The property comes furnished / part furnished. Internal viewing is highly advised. Call quick to avoid disappointment. The Monthly rental includes all water Rates. Available Beg November.

The deposit required is £1,269.23

### Further Information

IN CONSIDERATION OF the Landlord allowing the Tenant to have 1 Dog at the Property the Tenant agrees to compensate, cover and reimburse the Landlord as follows: a) To pay for the property to be professionally cleaned with de-infestation cleaner at the end of the tenancy in addition to any other obligation to clean the property and the fixtures and fittings under this agreement. b) To compensate the Landlord for any losses suffered due to flea infestation by an animal of the tenant, his family or his visitors. c) To pay for any damage caused by the animal. d) To take reasonable steps to keep the animal for whom the Landlord has given consent under control during the tenancy. e) To keep the garden (if any) free of fouling by the animal during the tenancy and at the end of the tenancy. f) To remove the animal upon being given reasonable written notice if the animal causes noise or nuisance at the property or to adjoining occupiers. , In respect of clause 2 (2.3) Tenants will not be required to pay any water or sewerage charges.

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per Creation Date: 28/08/2021

Property Ref: inst-7957

IMPORTANT INFORMATION

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, 2021. Barrett Property Management Registered in England No.