

# BARRETT

ESTATE & LETTING AGENTS

Let Agreed



Daws Heath Road  
, Rayleigh, Essex, SS6 7QH

Rental £1,690 pcm  
4 bedroom Detached House available Now

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

Registration number 05390649 (Registered in England & Wales) VAT Number 442 2888 82

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

# BARRETT

## ESTATE & LETTING AGENTS

- \* Unfurnished
- \* Four double bedrooms
- \* Good size lounge / diner
- \* Modern fitted Kitchen with appliances
- \* Modern bathroom / w.c with shower
- \* En-suite shower room / w.c
- \* Driveway for 3 cars
- \* Garage
- \* Gas Central Heating
- \* Good size Rear Garden
- \* New Flooring throughout

### Description

\*\* LET & MANAGED BY BARRETT ESTATE & LETTING AGENTS \*\* We are pleased to offer for rent this spacious 4 Bedroom detached house in this convenient location, within walking distance of both High Street & Station. This property will be available for viewings from the 26th August 2020 and will be available to move into by the 15th September 2020. This lovely home will benefit from a BRAND NEW KITCHEN with appliances, new carpets & flooring throughout & will be re-decorated throughout. Further benefiting from 4 double bedrooms (most with wardrobes), a modern bathroom, an en-suite shower room, a driveway for 3+ vehicles

Property Ref: inst-7433

IMPORTANT INFORMATION

The deposit required is £1,846

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Creation Date: 15/04/2024

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