

BARRETT

ESTATE & LETTING AGENTS



Homestead Close
, Rayleigh, Essex, SS6 8FE

Rental £2,400 pcm
4 bedroom Detached House available 10 June 2024

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 bedrooms (3 Doubles)
- * Large lounge with media wall and fire
- * Separate dining room
- * Large modern kitchen
- * Ground Floor wc
- * En-suite shower room / w.c
- * Modern Family Bathroom
- * Beautifully presented throughout
- * Lovely low maintenance rear garden
- * Garage with electric door
- * Parking for 2 vehicles
- * Gas Central Heating

Description

Step inside this beautifully presented 4 bedroom detached family home. This spacious house hosts a wealth of fine features and extras including a large, low maintenance rear garden with astro turf, large lounge with lovely media wall and fire, own garage with electric door and further benefits from being located within a 20 minute walk of both Rayleigh Train Station and High street as-well as within a 10 minute walk of FitzWimarc secondary school and Edward Francis Primary School . Available Beginning June, Call now to arrange your viewing and avoid disappointment. Council Tax Band – F Floor Area - 1,216 ft 2 / 113 m 2 Electricity Supply – Mains

Property Ref: inst-9146

IMPORTANT INFORMATION

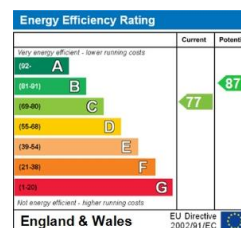
The deposit required is £2,769.23

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 (CO2) emissions.



Creation Date: 26/04/2024

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