

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Dolphins, Westcliff-On-Sea, SS0 0LD £1,500 Per Calendar Month

Horizon Estate Agents are delighted to offer to the rental market this modern, newly carpeted, two bedroom detached bungalow. The property comprises of two double bedrooms, 17'7 x 13'7 Lounge/Diner, a modern fitted kitchen and a family bathroom. Further benefits include a good-sized rear garden, a garage and a paved driveway providing ample off-street parking. Located within close proximity to local shops and transport links. Internal viewing is essential.

### **Porch**

UPVC double glazed entry door, UPVC double glazed windows to front and side aspects, carpeted, further obscured double glazed door leading to:

### **Hallway**

Fitted wardrobes, loft hatch, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

### **Bedroom One**

13'0 (into wardrobe) x 10'7 (3.96m (into wardrobe) x 3.23m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

### **Bedroom Two**

10'4 x 9'8 (3.15m x 2.95m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

### **Lounge**

17'7 x 13'7 (5.36m x 4.14m )

UPVC double glazed bay window to rear aspect, radiators, power points, carpeted, coved textured ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, low level W.C, radiator, obscured UPVC double glazed window to side aspect, tiled walls, coved textured ceiling.

### **Kitchen**

9'8 x 9'7 (2.95m x 2.92m)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over, integrated oven, integrated washing machine, composite sink drainer unit with mixer tap, space for fridge freezer, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, radiator, power points, laminate flooring, coved textured ceiling.

### **Rear Garden**

Mainly laid to lawn with tree and shrub borders, patio seating area, side access to the front of the property, access to the garage.

### **Front of the Property**

Paved driveway providing off-street parking for 4-5 cars.

### **Garage**

Up and over door, parking for one car.

### **Additional Information**

Tenancy Period: 6 months

Rent: £1,500 pcm

Deposit: £1,730

Council: Southend City Council

Tax Band: C

### **Agents Note**

You must supply us with the following information before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)





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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		59			74

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.