

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Devon Gardens, Rochford, SS4 3AJ £1,550 Per Month

Horizon Estate Agents are pleased to offer to the rental market this well presented, two bedroom semi-detached bungalow in a quiet cul-de-sac position. The property comprises of two good-sized bedrooms, a wet room, a large lounge/diner and a newly fitted kitchen. Further benefits include an unoverlooked rear garden and a paved driveway providing ample off-street parking. Located within close proximity of local transport links, shops and amenities. Unfurnished. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



### **Entrance Hall**

UPVC double glazed entry door, radiator, power points, storage cupboard, loft hatch, carpeted, coved textured ceiling.

### **Bedroom Two**

9'4 x 8'6 (2.84m x 2.59m)

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

### **Bedroom One**

15'11 (into bay) x 10'9 (4.85m (into bay) x 3.28m)

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

### **Wet Room**

Three piece suite comprising of a wet room style shower, low level W.C, wash hand basin, obscured UPVC double glazed window to side aspect, radiator, tiled walls, laminate flooring, coved textured ceiling.

### **Lounge/Diner**

17'3 x 10'9 (5.26m x 3.28m)

Double glazed sliding door to rear garden, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Kitchen**

9'5 x 8'6 (2.87m x 2.59m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated electric cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to rear aspect, obscured UPVC double glazed door to side, power points, tiled flooring, coved textured ceiling.

### **Rear Garden**

Paved patio seating area, mainly laid to lawn, pond, side access to the front of the property.

### **Front of Property**

Paved driveway providing off-street parking for 3 cars.

### **Additional Information**

Tenancy Length: 12 months

Rent: £1,550 Per calendar month

Deposit: £1,788

Council: Rochford District Council

Tax Band: C

### **Agents Notes**

We require 2 forms of ID from every person over the age of 18 years. The ID would need to be given in person in order for us to see the originals. The 2 forms of identification that is acceptable would be Passport and Driving Licence if you haven't got both, a separate document stating your proof of address. Once these documents have been received a holding deposit equivalent to one week's rent will be required to reserve the property and we shall be start referencing.



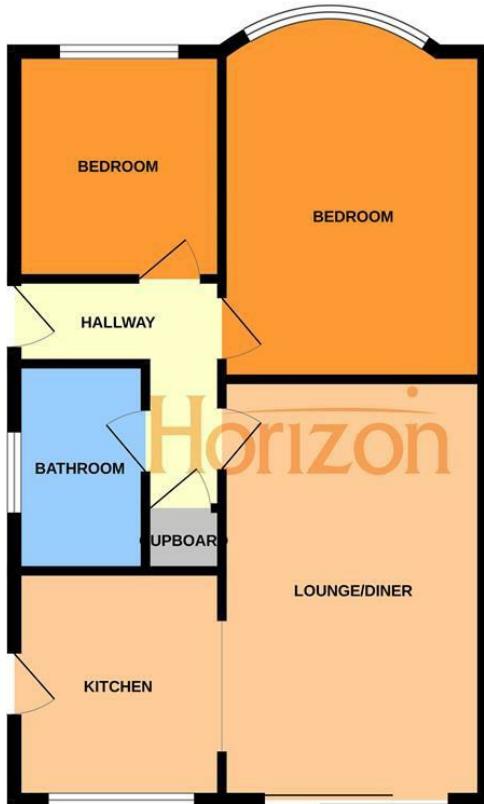
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GROUND FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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