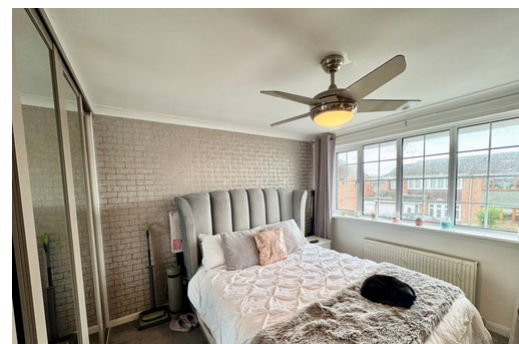




Hayle East Tilbury RM18 8RN

- Gas Central Heating
- Upvc Double Glazed
- Spacious Open Plan Living Area
- Modern Fitted Kitchen
- Full Range of Integrated Appliances
- Three Spacious Bedrooms
- Modern Shower/Wet Room
- 35' Rear Garden
- Off Road Parking
- Walking Distance of Railway Station to Fenchurch Street



We are pleased to offer to the rental market this extended three/four bedroom house which is situated in a popular location set within short walking distance of mainline station to Fenchurch Street and Southend on Sea and offers spacious accommodation throughout. The property is well presented throughout and benefits a modern fitted and integrated kitchen, spacious open plan living area and modern decor with plastered ceilings and walls.

£1,800 PCM Freehold

**"To view the full lettings particulars,
please visit our website:
www.connollysestates.co.uk"**

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The property offers modern Upvc double glazed windows and gas central heating via radiators and will not be on the market for long as we believe the first to see this excellent will want to move in to it. The property offers entrance hall with doors to ground floor rooms. The spacious open plan lounge is a fantastic room with Upvc double glazed french doors leading to rear garden. The modern "Wren" fitted kitchen comprises a striking range of black fitted base and wall mounted cupboards with matching work surfaces and inset sink unit, and further matching bank of full height units to one aspect. Full range of integrated appliances including oven, induction hob and extractor over, with fridge/freezer, washing machine, dishwasher and wine fridge. The ground floor is completed by the dining room/bedroom with feature bow window and built in cupboard/wardrobe.

To the first floor there are three spacious bedrooms with modern fitted wardrobes to bedroom one and bedroom three. The first floor is completed with a spacious modern shower/wet room with modern white suite of oversize wash hand basin and low level wc accompanying the walk in shower area with drench and hand held showers. Fully tiled walls with matching charcoal tiled flooring.

The rear garden has a patio area leading to lawn with raised timber decked area to rear of garden with shed and fenced boundaries. The front of the property is block paved providing off road parking for two vehicles.

Early viewing advised.

Entrance Hall:

Spacious Open Plan Living Area:

18' 0" x 16' 6" (5.49m x 5.03m)

Modern Fitted Kitchen:

15' 7" x 6' 3" (4.75m x 1.91m)

Dining Room/Bedroom Four:

13' 7" x 7' 0" (4.14m x 2.13m)

Landing:

Bedroom One:

12' 1" x 9' 9" (3.68m x 2.97m)

Bedroom Two:

10' 7" x 10' 4" (3.23m x 3.15m)

Bedroom Three:

9' 4" x 7' 4" (2.84m x 2.24m)

Shower/Wet Room:

7' 3" x 6' 7" (2.21m x 2.01m)

Rear Garden:

Approx 35' in length.

Front Garden:

Providing off road parking.

Council Tax:

Thurrock Council

Band C (£1,813.92 per annum) (2024/2025)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment.

Tenant Information:

CLIENT MONEY PROTECTION (CMP) Reference- C005415 PROVIDED BY: ARLA
INDEPENDENT REDRESS PROVIDED : TPOs Membership number: NO1199

Holding deposit:

You will be required to pay one weeks holding deposit upfront prior the referencing being carried out, this will then be offset to the first month rent if agreed to by the tenant.

Deposit:

A refundable tenancy deposit capped at no more than five weeks in clear funds prior signing the tenancy agreement, upon signing the tenancy agreement we will then register the deposit with the deposit protection service acting in lines with the DPS guidelines.

Rent:

You will be required to pay one month's rent, this must be received in clear funds prior to signing the tenant agreement.

Payment in the event of a default of the tenant:

In event of late payment of rent, charge for payment that has been outstanding for 14days or more and with interest at no more than an annual percentage rate of 3% above the Bank of England base rate for each day that the payment is outstanding.

The act does not affect the landlord's entitlement to recover damages for breach of the tenancy agreement by way of deduction from the tenancy deposit or through the courts or an agent's entitlement to recover damages through the courts for breach of an agreement between them and relevant person.

Payments associated with early termination of the tenancy, when requested by the tenant:

If a tenant requests to leave before the end of their tenancy a landlord or agent is entitled to charge an early termination fee, which must not exceed the loss they have suffered in permitting the tenant to leave early.

Payments on assignment, novation or variation of a tenancy when requested by the tenant capped at £50.00, or reasonable costs incurred if higher:

If the tenant requests a change to their tenancy agreement, for example, a change of sharer, a landlord or agent is entitled to charge up to £50.00 for the administration involved in amending the tenancy agreement or the amount of their reasonable costs, if that is higher. Should the costs involved be higher than £50.00 then we will demonstrate to the tenant that any fee charged above £50.00 is reasonable and provide evidence of this cost through invoices or receipts.

Assignment:

Is the process whereby a person, the assignor, transfers rights, obligations or benefits to another, the assignee for example, where a new tenant take the place of another in a flat share arrangement.

Novation:

This is different from assignment, it involves the creation of a new contract and requiring consent of all