



End of Terrace: Barling Magna

Monthly £1,250

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Charming 3 bedroom end of terrace cottage set in a rural location.

Photos were taken in 2020.

DETAILS

This delightful character cottage offers the best of both worlds, being set in a picturesque rural location whilst still being a short drive to all amenities.

Close to Barling Magna Nature Reserve and with public bridleways for charming country walks.

SITUATION:

The property is situated in the rural village of Barling Magna approximately 3 miles east of Rochford and 4 miles north east of Southend-on-Sea by road. Southend Airport is approximately 4.5 miles. There are major supermarkets

and shopping areas nearby

The parish is made up of four hamlets, Barling, Little Wakering, Stonebridge and Potton Island. The majority of the area consists of farmland with the River Roach located to the northern and eastern boundaries.

Situated in a rural location with farmland views.

Please note all measurements are approximate

Bathroom 2.9m x 1.8m

Part tiled walls. Linoleum to floor. UPVC obscured glass double glazed window to side. Three piece suite comprising of bath with "Triton" shower, separate sink and low level WC. Radiator.

Kitchen 4.2m x 1.6m

Walls part tiled. Linoleum to floor. Single drainer sink in steel with cupboard below. Mixer tap. UPVC double glazed window to side. White goods to remain. Side entrance door. Radiator.

Dining Room 3.2 m x 3.3m

Neutral painted walls and carpet. Dual aspect UPVC double glazed windows. Internet and telephone point. Cupboards to back wall. Utility cupboard housing fuse box and electric meter. Front door. Radiator.

Lounge 3.2m x 3.3m

Neutral painted walls and carpet. UPVC double glazed window to front. TV Aerial point. Feature fireplace. Radiator.

Stairs to first floor with lighting and borrowed light from UPVC double glazed window to side.

Bedroom One 3.5m x 3.1m

Neutral walls and carpet. UPVC double glazed window overlooking front of property. Wardrobe built in. Feature fireplace. Radiator.

Bedroom Two 3.7m x 2.1m

Neutral painted walls and carpet. UPVC double glazed window to side. Cupboard housing hot water tank. Feature fireplace. Radiator.

Bedroom Three 2.9m x 2.3m

Neutral painted walls and carpet. UPVC double glazed window to side. Radiator.

Garden

Fenced at front of property. East facing. Established plants and shrubs. Laid to lawn with paving by side door and front door. Storage shed.

Parking at side of property for one vehicle, other parking available at the front.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the Landlord accept any responsibility for any damage, injury or accident during viewing.

SERVICES

Mains water and electricity are connected. There is oil fired central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band E.

TERMS

The property is to be let on an Assured Shorthold Tenancy. Five weeks' rent is required as a tenancy deposit and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

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