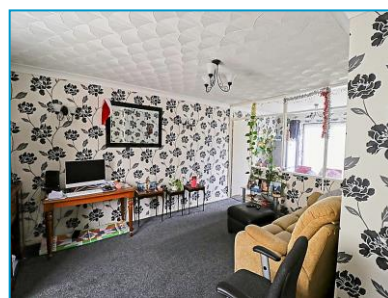




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## West Thorpe, Basildon



**Morgan Brookes believe** – This well-sized three-bedroom mid-terraced house, available from mid-July, is perfectly positioned near Eastgate Shopping Centre and just 0.6 miles from Basildon Mainline Station. With a private rear garden, generous bedrooms, and local amenities close by, it's ideal for families or commuters seeking space and convenience.

### Key Features

- Available Mid July
- Mid Terraced House
- Three Good Sized Bedrooms
- Private Rear Garden
- Close Proximity to Local Amenities and Eastgate Shopping Centre.
- 0.6 Miles to Basildon Mainline Station
- Household Income: £41,900.00+ Per Annum Required For Affordability

**Monthly Rental Of  
£1,600**

# West Thorpe, Basildon

## Front of Property

Obscure double glazed sliding doors leading to:

## Porch

5' 3" x 2' 5" (1.60m x 0.74m)

Door leading to:

## Hallway

7' 9" x 5' 9" (2.36m x 1.75m)

Carpeted floor, radiator, coving to ceiling, carpeted stairs leading to first floor, door leading to living room & kitchen

## Living Room

15' 7" x 11' 11" nt 10'5 (4.75m x 3.63m nt 3.17m)

Double glazed window to front aspect, coving to ceiling, textured ceiling, carpeted floor, radiator, glass partition leading to:

## Dining Room

10' 10" x 8' 6" (3.30m x 2.59m)

Carpeted flooring, coving to ceiling, radiator, double glazed sliding patio door leading to rear garden, arch opening leading to:

## Kitchen

14' 1" nt 8' 6" x 7' 1" nt 2' 3" (4.29m nt 2.59m x 2.16m nt 0.69m)

Vinyl laminate style flooring, coving to ceiling, door leading to hallway, strip light, double glazed window to rear aspect, wall mounted boiler, space for plumbing & appliances, stainless steel sink and drainer with mix tap, fitted with a range of wall and base mounted units, roll top work surface, splash back tiles, space for fridge freezer, gas oven, two built in storage cupboards.

## Landing

9' 3" nt 2' 10" x 7' 11" nt 5' 8" (2.82m nt 0.86m x 2.41m nt 1.72m)

Carpeted flooring, coving to ceiling, textured ceiling, loft access, built-in storage cupboard.

## Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Vinyl flooring, half tiled walls, textured ceiling, double glazed window to rear aspect, pedestal sink basin, panelled bath with shower system over.

## Cloakroom

5' 5" x 2' 9" (1.65m x 0.84m)

Vinyl flooring, low level WC, obscure double glazed window to rear, textured ceiling.

## Bedroom 1

12' 11" x 12' 0" nt 9' 7" (3.93m x 3.65m nt 2.92m)

Carpeted flooring, textured ceiling, double glazed window to front aspect, radiator.

## Bedroom 2

10' 10" x 9' 10" (3.30m x 2.99m)

Carpeted flooring, double glazed window to rear aspect, textured ceiling, radiator.

## Bedroom 3

8' 10" x 7' 10" nt 3' 8" (2.69m x 2.39m nt 1.12m)

Carpeted flooring, double glazed window to front aspect, radiator, built-in storage cupboard.

## Garden

Patio area, close board fencing, mainly laid to lawn, established shrubs, brick built shed.

## Garage

Single garage to rear available for £100 PCM

## Additional Information

Rent: £1600.00 PCM

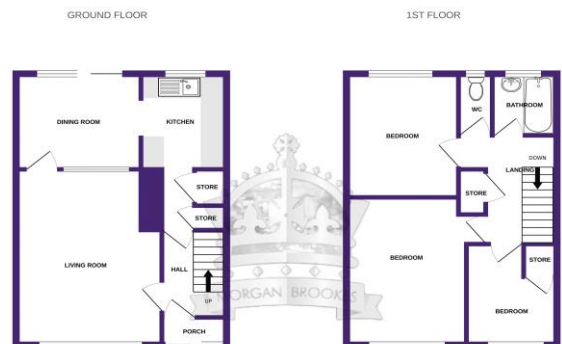
Deposit: £1,846.15

Holding Deposit: £369.23

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: End of July



**Local Authority Information**  
Basildon Borough Council  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of**  
**£1,600**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.