

## Rattwick Drive, Canvey Island



**Morgan Brookes thinks** - This spacious recently re-furbished two bedroom property is in such a fabulous location with the seafront close by, we predict a lot of interest so recommend you call now to book your viewing.

**Our Landlord would like** - Someone who has dogs as they know how hard it can be to find a rental property for prospective tenants who have fur-baby's as part of their family.

### Key Features

- Available Now.
- Dogs Welcome.
- Two Bedroom Detached Bungalow.
- Recently Re-Furbished.
- Off Road Parking.
- Short Stroll To The Sea Front.
- Easy Access To Local Shops & Amenities.
- Leigh Beck Catchment.
- Household Income: £37,400.00 + PA Required For Affordability

**Monthly Rental Of  
£1,350**

# Rattwick Drive, Canvey Island

## Entrance

Obscure double glazed panelled door leading to:

## Entrance Hallway

**4' 4" x 3' 3" (1.32m x 0.99m)**

Carpet, radiator, doors leading to:

## Living Room

**12' 10" x 12' 7" (3.91m x 3.83m)**

Double glazed window to front aspect, radiator, dado rail, carpet flooring, doors leading to:

## Master Bedroom

**16' 6" x 7' 4" (5.03m x 2.23m)**

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

## Second Bedroom

**10' 2" x 9' 7" (3.10m x 2.92m)**

Double glazed patio doors leading to the rear aspect, textured ceiling incorporating loft access, radiator, wood effect flooring.

## Kitchen

**9' 6" x 7' 11" (2.89m x 2.41m)**

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, free standing gas cooker with extractor fan above, roll top work surfaces incorporating stainless steel sink and drainer unit, space and plumbing for appliances, splash backs tiling, wood effect flooring, double glazed panelled door to side aspect leading to rear garden.

## Shower Room

**6' 10" x 4' 10" (2.08m x 1.47m)**

Obscure double glazed window to side aspect, corner shower cubicle, vanity wash hand basin, low level W/C, tiled walls, textured ceiling incorporating extractor fan, vinyl flooring.

## Rear Garden

Paved patio area, flower shrubs and shed to remain.

## Additional Information

Rent: £1350.00

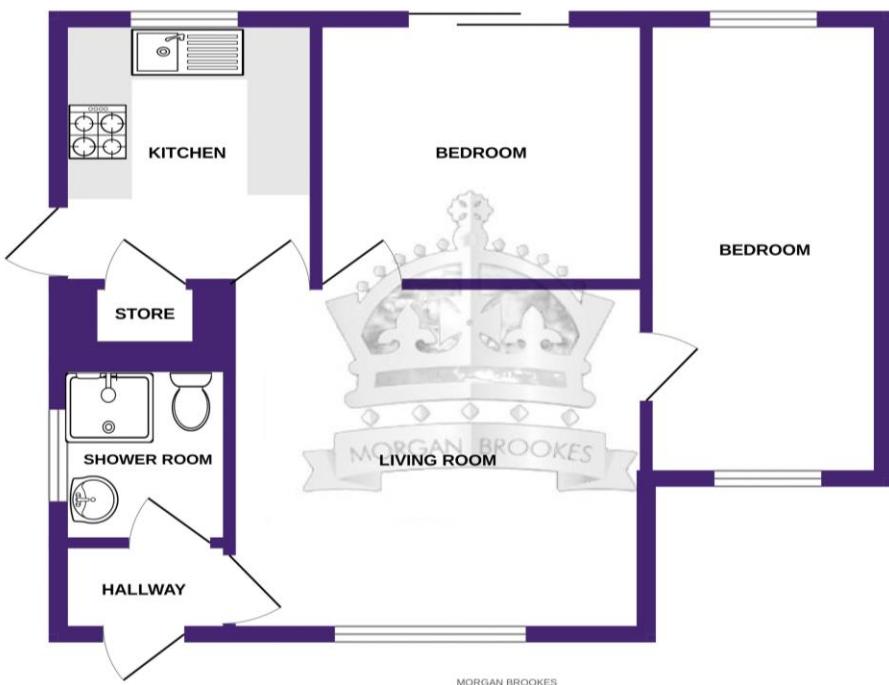
Deposit: £1557.69

Holding Deposit: £311.54

Tenancy Length: Minimum 6 Months

EPC Rating: C

Available: Now!



**Local Authority Information**  
Castle Point Borough Council  
**Council Tax Band: B**

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£1,350**

**01268 755626**

**morganbrookes.co.uk**

## 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.