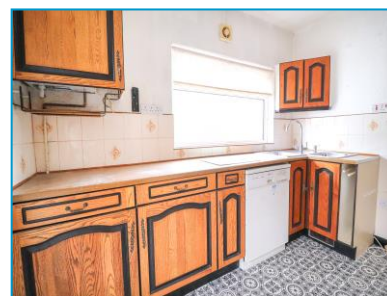




**MORGAN  
BROOKES**  
ESTATE AGENTS  
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## Sweet Briar Avenue, Benfleet



**Morgan Brookes believe** – Positioned within a location of convenience, in the heart of South Benfleet is this detached bungalow, available to let now! The property comprises of a spacious living room, kitchen, separate utility room, three piece bathroom suite and two double bedrooms- one being a loft room. Externally the property offers a Sun Room, an extensive rear garden perfect for entertaining, and a driveway providing off-street parking.

### Key Features

- Detached Bungalow.
- Two Great-Sized Bedrooms.
- Spacious Living Room.
- Kitchen & Separate Utility Room.
- Off-Street Parking.
- Great South Benfleet Location.
- Excellent Amenities & Easy Access Routes.
- Call Morgan Brookes Today.

**Monthly Rental Of  
£1,450**

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# Sweet Briar Avenue, Benfleet

## Entrance

Wooden paneled door leading to:

## Entrance Hall

12' 8" x 3' 7" (3.86m x 1.09m)

Radiator, coving to smooth ceiling, carpet flooring, doors leading to:

## Living Room

20' 3" x 9' 11" (6.17m x 3.02m)

Double glazed window to front aspect, radiators, coving to smooth ceiling, carpet flooring, double glazed paneled doors leading to lean to & rear garden.

## Kitchen

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, splashback tiling, smooth ceiling, tiled flooring, door leading to:

## Utility Room

9' 1" x 4' 6" (2.77m x 1.37m)

Single glazed windows to side aspects, fitted with a range of base units, roll top work surfaces, space & plumbing for appliances, barn door leading to rear garden.

## Family Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

Double glazed window to rear aspect, panelled bath, raised shower system, wash hand basin, low level W/C, tiled walls, smooth ceiling, tiled flooring.

## Master Bedroom

11' 6" x 10' 11" (3.50m x 3.32m)

Double glazed window to front & side aspect, stairs leading to first floor accommodation, radiator, coving to smooth ceiling, carpet flooring.

## Loft Room

15' 4" x 14' 6" nt 9' 7" (4.67m x 4.42m)

Double glazed window to rear aspect, double glazed skylight window to front aspect, fitted wardrobes, smooth ceiling, carpet flooring.

## Rear Garden

Paved seating area, remainder laid to lawn, bb & wooden shed to remain.

## Front Of Property

Mainly laid to lawn, block paved driveway providing off-street parking to side, garage & gated side access.

## Additional Information

Price - £1,500.00 PCM

Deposit - £1,730.76

Length Of Tenancy - 6 Months Minimum

Council Tax Band - D



## Local Authority Information

Castle Point Borough Council

Council Tax Band: D

01268 755626

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Monthly Rental Of  
£1,450

### 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.