



Birchwood Farm Birchwood Road, , Essex CM3 6RF
£3,250 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOOK WHAT'S ON OFFER.... This incredibly spacious detached residence comprising five bedrooms with three en-suite bathrooms and a family bathroom to the first floor. To the ground floor are five reception rooms as well as a boot room and utility room. To the exterior are generous gardens, ample parking and double cart lodge. Available immediately on a minimum 12 month contract with pets considered. Located in the hamlet of Cock Clarks with easy access to both South Woodham and Chelmsford mainline stations and popular roads through the County. Energy Rating E.

GROUND FLOOR

- Cloakroom**
- Dining Room 19'1" x 14'5" (5.82 x 4.39)**
- Lounge 21'11" x 13'9" (6.68 x 4.19)**
- Main Lounge 24'8" x 14'7" (7.52 x 4.45)**
- Kitchen/Diner 21'11" x 11'11" (6.68 x 3.63)**
Fridge & Oven included.
- Utility Room 9'10" x 7'8" (3.00 x 2.34)**
- Boot Room 12'5" x 7'8" (3.78 x 2.34)**
- Study 8'6" x 6'1" (2.59 x 1.85)**

FIRST FLOOR

- Bedroom One 17'2" x 11'11" (5.23 x 3.63)**
- Four Piece En-Suite**
- Bedroom Two 17'6" x 9'8" (5.33 x 2.95)**
- En-Suite Bath With Shower Over**
- Bedroom Three 14'2" x 13'8" (4.32 x 4.17)**
- Three Piece En-Suite Bathroom**
- Bedroom Four 18'6" x 12'1" (5.64 x 3.68)**
Built in cupboards.
- Shower Only En-Suite**
- Bedroom Five 12'0" x 8'2" (3.66 x 2.49)**
- Three Piece Family Bathroom**

EXTERIOR

Double cart lodge and storage shed. Extensive off road parking. Large lawned areas. Patio outdoor dining area.

References

Details of your bank, employer, (accountant, if you are self employed) personal referees and any previous landlord are required. Also a credit check will be made and when you return the forms to us please bring a form of ID being either a driving licence, or a utility bill (no more than three months old) showing your current address, passports are not

acceptable. Without these we are unable to proceed with your proposed rental. Your application will then be processed by a Reference Agency, and we usually receive approval within two or three working days but please allow at least seven. These costs for Reference Checks are NON-REFUNDABLE and are calculated per person over 18 years of age as follows:-

Rent	Cost	Vat	Total
£0-1000	£ 83.33	£16.67	£100.00
£1001-£1500	£ 90.00	£18.00	£108.00
£1501-£2000	£113.33	£22.67	£136.00
£2001-£2500	£133.33	£26.67	£160.00

Further NON-REFUNDABLE charges from the tenant for the preparation of the tenancy agreement and administration charges are £150.00 including VAT. The letting of the property is subject to satisfactory references being received from our Credit Checking Agency and subject to the Tenancy Agreement.

Deposit

A deposit, equal to SIX WEEKS of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement.

N.B. Both the deposit together with the first months rent, in advance are payable upon signing the Tenancy Agreement and must be cleared funds made by Electronic transfer (please ask for our bank details), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE.

AGENTS NOTES

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Total area: approx. 3174.5 sq. feet

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Plan produced using PlanUp.