



Woodhill Road, Sandon , Essex CM2 7SE
£1,700

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SORRY NO PETS, FULLY FURNISHED ONLY... Available to let immediately is this quite superb semi-detached home. Accommodation includes three bedrooms and a shower room to the first floor. On the ground floor is a large entrance hall/utility room. fully fitted kitchen with a breakfast area, lounge diner with a central chimney breast and fireplace, and also a luxury bathroom. Externally there is a driveway for 2/3 cars and a pleasant garden. The property has been vastly improved and is presented to a very high order throughout. The property is **FURNISHED** and the tenancy is for a minimum 12 month term. Would ideally suit professional persons. Energy rating E.



Sandon is a picturesque village approximately 4 miles east of Chelmsford City centre. Sandon is a largely agricultural area with a vast network of footpaths and bridleways over some delightful Essex countryside and is best represented by a Village Green with the Crown Inn at one end and the ancient Church of St Andrew's to the side. There is a park and ride scheme approximately 1 mile away offering a direct service into Chelmsford City centre with its mainline railway station serving London Liverpool Street. Sandon has a secondary school with pre-schools available in the neighbouring villages. Further educational facilities and amenities can be found in Chelmsford including private and public schooling and a wide collection of High Street shops, boutiques, restaurants and bars.

FIRST FLOOR

Bedroom 11'1 x 10'3 (3.38m x 3.12m)

Bedroom 10'3 x 9'8 (3.12m x 2.95m)

Bedroom 7'9 x 6'1 (2.36m x 1.85m)

Shower Room

Landing

GROUND FLOOR

Entrance & Utility

Lounge Diner 22'5 x 10'3 (6.83m x 3.12m)

Kitchen 12' x 9'9 (3.66m x 2.97m)

Breakfast Area 11'4 x 6'1 (3.45m x 1.85m)

Bathroom 11'2 x 4'5 (3.40m x 1.35m)

EXTERIOR

Driveway for 2/3 cars. Lawned rear garden.

Lettings 2 D

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, please supply your UK/EU PASSPORT, NON EU PASSPORT and RIGHT TO STAY VISA IF NON EU PASSPORT, DRIVING LICENCE and also a UTILITY BILL (not more than three months old) showing your current address. Before the application can begin we will need the above along with the PRE LET QUESTIONNAIRE, REFERENCE FORMS, PET / DECORATING

request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM returned fully completed and signed, without these we are unable to proceed with your proposed rental. COMPANY LETS ARE CHARGED AT £250 PER REFERENCE and a £160 CHARGE FOR THE PREPARATION OF THE TENANCY AGREEMENT. Your application will then be processed by a Reference Agency, we usually receive approval within two or three working days but please allow at least seven.

Lettings 3 D

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved. If the tenancy does not proceed due to no fault of your own (IE landlord deciding not to rent the property, the holding deposit will be returned) If the tenancy does not proceed due to your own circumstances including reference refusal, then the holding deposit will not be returnable. Please see accompanying holding deposit acknowledgment sheet for further information. One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit).

Lettings 4 D

Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

Lettings 5 D

A security deposit, equal to 5 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.

Lettings 7 D

Church & Hawes are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return

them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. If you would like to contact our lettings manager for any reason please ask a member of staff and we will be pleased to supply you with contact details.

Lettings 8 D

At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

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.





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