



## 9 Millfields, Danbury, Essex CM3 4LE £2,000 PCM

AVAILABLE FROM EARLY MAY....A well presented detached home located in Millfields, Danbury featuring wonderful field views to the rear of the property. This stunning four bedroom home has undergone various improvements by the current owners including replacement windows, bathrooms and redecoration throughout and now offers a lovely modern and well maintained feeling throughout. This property is available partly furnished (please call for details). Pets considered at landlords discretion, sorry no smokers. Available on a minimum 12 month contract. Please call for further details or to arrange your viewing. Please note the photos are library photos. EPC rating C.





GROUND FLOOR

Entrance Hall

Window to side. Radiator. Stairs to first floor. Under stairs cupboard.

Cloakroom

Obscure window to side. Radiator. WC. Wash hand basin with cupboards below. Tiled to walls and floor.

Study 11'7 x 9'1 (3.53m x 2.77m)

Window to front. Radiator.

Lounge 18'1 x 10'7 (5.51m x 3.23m)

Window to front. Radiator. Feature fireplace with inset woodburner.

Kitchen/Diner 13'9 x 12'4 (4.19m x 3.76m)

Windows to rear and side. Radiator. Large under stairs storage cupboard. Base and eye level units with inset stainless steel sink unit. Inset four ring halogen hob. Integrated Bosch dishwasher & washing machine. Integrated oven and microwave. Fridge freezer to remain. Tiled floor. Door to:-

Conservatory 19'9 x 8'10 (6.02m x 2.69m)

Radiator. Door to side.

FIRST FLOOR

Landing

Window to front. Radiator. Cupboard housing 'Vaillant' combi central heating boiler.

Bedroom One 12'1 x 11'8 (3.68m x 3.56m)

Window to rear. Radiator. Fitted wardrobes to one wall. Field views to rear.

Ensuite

Towel radiator. Wash hand basin with cupboards below. Shower cubicle.

Bedroom Two 10'7 x 9'8 (3.23m x 2.95m)

Window to rear. Two radiators. Field views to rear.

Bedroom Three 9'5 x 9'2 (2.87m x 2.79m)

Window to front. Radiator.

Bedroom Four 8'0 x 7'9 (2.44m x 2.36m)

Window to front. Radiator.

Bathroom

Obscure window to side. Wash hand basin. WC with concealed cistern. Bath. Corner shower. Heated towel rail. Tiled to walls and floor with under floor heating.

EXTERIOR

Rear Garden

Wooden pergola over paved patio seating area. Access to front. Outside water tap. Lawned area. Access to workshop.

Workshop

Power and light connected. Ideal for additional white goods.

Garage 16'2 x 8'3 (4.93m x 2.51m)

Power and light connected. Up and over door.

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.

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).

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.

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.

Pets are usually not permitted but may be considered by special arrangement in individual cases

Church & Hawes Maldon 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.

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

All photos are library photos

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.

