



31 Bells Chase, Great Baddow , Essex CM2 8DS
£1,900 Per calendar month

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE MID NOVEMBER... located at the end of a no through road within the highly sought after village of Great Baddow is this modern four bedroom detached home presented to a good standard throughout. The property offers four bedrooms, the master of which features an en-suite and there is also a family bathroom to the first floor. The ground floor offers three reception rooms, kitchen, utility and a cloakroom. Externally there is a good sized rear garden, whilst the front offers driveway parking for 3/4 vehicles. Please note, the garage is excluded from the tenancy and for use of the landlord only. Some white goods are included in the kitchen, however the landlord will not be responsible for replacing/repairing should they break down. The landlord would like a long term tenancy only. Sorry, the landlord has requested no pets. Energy rating E. PLEASE NOTE, THE PHOTOS ARE LIBRARY PICTURES.

FIRST FLOOR

Landing
Obscure window to side. Radiator. Stairs to ground floor. Airing cupboard housing hot water cylinder, access to roof space.

Bedroom One 11'6" x 11'0" (3.51 x 3.35)
Window to rear. Radiator. Air conditioning unit. Door to:-

Ensuite
Obscure window to side. Chrome ladder radiator. Three piece suite comprising shower cubicle, pedestal wash hand basin and wc. Part tiled walls, shaver point.

Bedroom Two 11'8" x 9'7" (3.56 x 2.92)
Window to front. Radiator.

Bedroom Three 11'1" x 7'9" (3.38 x 2.36)
Window to front. Radiator. Triple mirrored wardrobe.

Bedroom Four 11'0" x 8'0" (3.35 x 2.44)
Window to rear. Radiator.

Family Bathroom
Obscure window to side. Chrome ladder radiator. Three piece suite comprising bath with shower unit over, pedestal wash hand basin, wc. Tiled floor and part tiled to walls.

GROUND FLOOR

Entrance Hall
Radiator. Laminate flooring. Storage cupboard.

Lounge 16'7" x 11'7" (5.05 x 3.53)
Sliding doors to garden. Radiator. Feature electric fireplace. Laminate flooring.

Dining Room 14'7" x 7'9" (4.45 x 2.36)
Window to rear. Radiator.

Kitchen
Window to front and fully glazed door to side. Radiator. Fitted kitchen commencing with a sink unit set into granite effect laminate work surfaces, small matching breakfast bar. Range of fitted base and wall units with drawers. Gas cooker, extractor hood, fridge, freezer, dishwasher. Tiled floor.

Utility Room 7'6" x 6'9" (2.29 x 2.06)
Obscure window to side. Base and eye level units incorporating stainless steel sink unit. Washing machine and tumble dryer to remain. Note: All white goods that remain will not be repaired should they break down during the tenancy. Wall mounted gas central heating boiler. Tiled floor and tiled splash backs.

Study 9'8" x 7'6" (2.95 x 2.29)
Window to front. Radiator. Laminate flooring.

Cloakroom
Obscure window to side. Two piece suite comprising wash hand basin and wc. Radiator and tiled floor.

EXTERIOR

Front
Shingle driveway with parking for 3-4 vehicles. Access alongside house to rear garden. Note: garage not included as part of the tenancy.

Rear Garden
Patio area. Remainder laid to lawn with shrub borders. Two storage sheds. Side access to front.

AGENTS NOTES
The garage is excluded from the tenancy. All white goods that remain will not be repaired should they break down during the tenancy.

Lettings Information

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).

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.

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, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

