

2 White Tyrells Cottages Stock Lane, Ingatestone , Essex CM4 9PA
£1,500

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SURROUNDED BY COUNTRYSIDE BUT JUST A SHORT DRIVE AWAY FROM NEIGHBOURING VILLAGES... We are pleased to offer this semi detached cottage set on a generous plot and offering far reaching views to both front and rear. Having been recently refurbished by the current owners, it are ready for someone to sit back and enjoy. Internally the accommodation comprises a lounge, kitchen/diner, separate utility, W.C, family bathroom and three bedrooms. Externally each cottage has a covered car port, ample parking and generous gardens. The location is ideal for those looking for good commuter links, with stations to London Liverpool Street from Ingatestone and Billericay, as well as easy access to major roads throughout the county. There are amenities close by in both Stock and Ingatestone. Available immediately, 12 month contract, pets considered with special allowance.... Energy rating E

FIRST FLOOR

Bedroom One 13' x 11'10 (3.96m x 3.61m)
Window to front. Radiator.

Bedroom Two 11'10 x 9'11 (3.61m x 3.02m)
Window to rear. Radiator.

Bedroom Three 9'11 x 7'5 (3.02m x 2.26m)
Window to front. Radiator.

Family Bathroom
Window to rear. Wash hand basin. Panelled bath. W.C.

Landing
Window over stairs. Staircase to ground floor.

GROUND FLOOR

Entrance Hall
Accessed via part glazed front door. Staircase to first floor.

Lounge 13' x 12'1 (3.96m x 3.68m)
Window to front. Provisions for open fire.

Kitchen/Diner 18'2 x 9'11 (5.54m x 3.02m)
Windows to rear. Modern white kitchen with units to eye and base level. Built in eye level oven. Laminate rolled edge work surface. One and a half bowl acrylic drainer sink. Breakfast bar area. door to:

Utility Room 8'4 x 8'1 (2.54m x 2.46m)
Door to side. Work surface with space and plumbing under for washing machine. free standing oil fired boiler. Door to

Ground Floor W.C
Obscured window to side. W.C. Wash hand basin.

EXTERIOR

The property boast an impressive rear garden with views stretching as far as the eye can see. Ample parking to front and carport.

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.

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 6 D

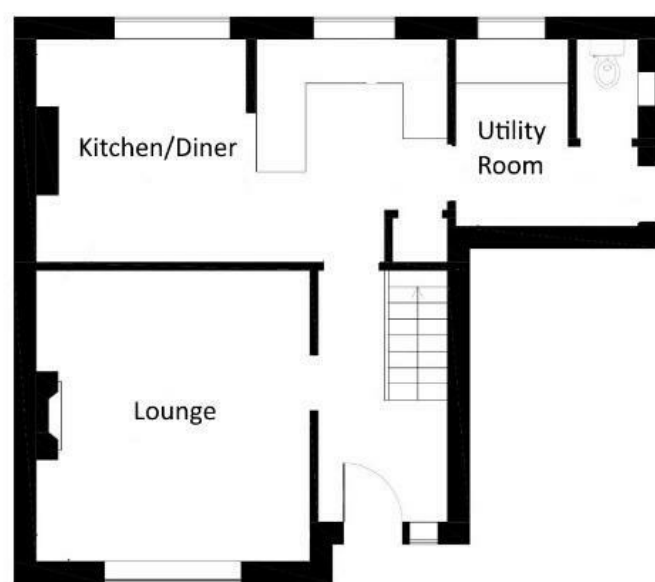
Pets are usually not permitted but may be considered by special arrangement in individual cases

Lettings 7 D

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.

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.



Ground Floor

NOT TO SCALE



First Floor