



3 Vica Cottages North Hill, Little Baddow , Essex CM3 4TW  
£1,550 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

MODERNISED ROW OF TERRACE COTTAGES IN SOUGHT AFTER LOCATION... Set deep in the heart of Little Baddow close to Papermill Lock are three extended and converted terrace cottages. The accommodation now offers bright spacious airy rooms, all having undergone complete refurbishment to bring them into the 21st century. The cottages comprise of 2 or 3 bedrooms, all with open plan downstairs living space, modern kitchens, bathrooms and modern décor throughout. Externally all of the properties benefit large rear gardens and parking to front. Mainline stations at Hatfield Peverel and Chelmsford are within easy reach. Danbury village centre which offers a host of amenities such as doctors, dentists, supermarkets, schools and other smaller boutiques is also close by. 12 month with 6 month break clause contract preferred. Sorry, no pets. Energy rating D. Available now.

FIRST FLOOR

**Bedroom One 11'11 x 9'3 (3.63m x 2.82m)**  
Window to front. Radiator. Loft access

**Bedroom Two 12'3 x 8'3 (3.73m x 2.51m)**  
Window To front. Radiator.

**Landing**  
Window to rear. Radiator. Door to W.C. (Obscured window to rear. W.C. Wash hand basin in vanity unit. Tiled floor.)

GROUND FLOOR

**Open Plan Lounge/Kitchen/Diner 26'7 x 18'1 (8.10m x 5.51m)**  
Modern fitted kitchen with units to eye and base level. Wall mounted gas combi boiler. Solid wood work surface with inset hob with extractor over & sink. Integrated electric oven and dishwasher. Under stairs cupboard. Radiators. Engineered wooden flooring. Space and plumbing for american style fridge freezer. Stairs to first floor. door to:

**Family Bathroom**  
Obscure window to rear. Fully tiled. Four piece suite comprising enclosed panelled bath with mixer tap and shower attachment over. W.C. Wash hand basin built into vanity unit with storage under. Corner shower cubicle with rainfall shower head and wall mounted shower controls. Heated towel rail. Tiled floor.

EXTERIOR

**Rear Garden 80' (24.38m)**  
Patio area. Outside tap. Outside power point.

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.

We shall be pleased to arrange viewing of properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours.

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

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.