



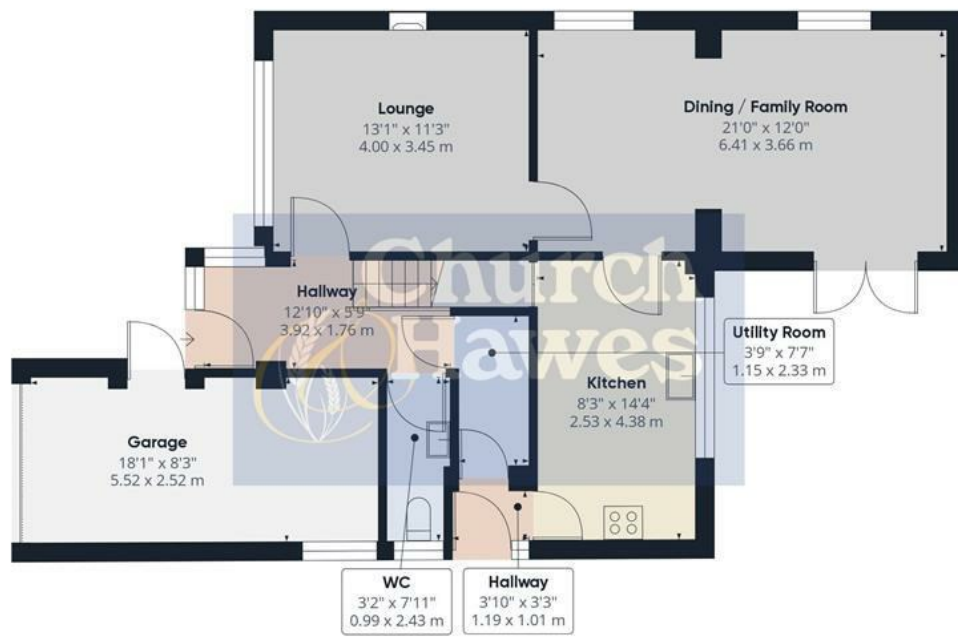
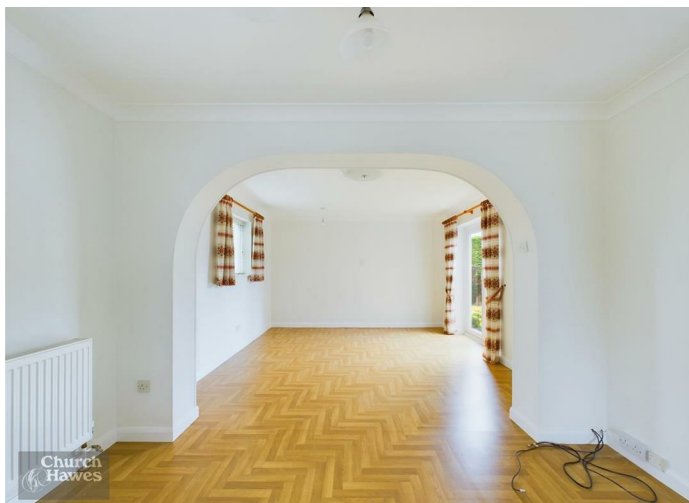
44 Scraley Road, Heybridge , CM9 4BL
£2,000 PCM

Church & Hawes

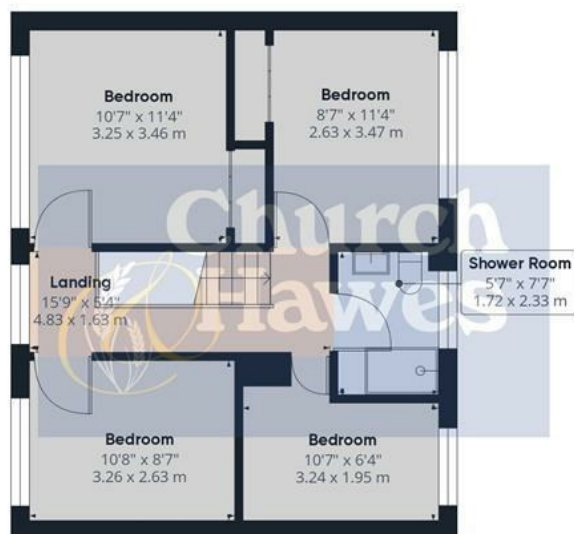
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE TO LET NOW! A fantastic opportunity has arisen with this EXTENDED FOUR BEDROOM DETACHED FAMILY HOME within a sought after turning close to local amenities. Internally the property offers good sized accommodation with first floor shower room whilst to the ground floor the property boasts cloakroom/w.c, kitchen with separate utility room, lounge plus an extended dining/family room. Externally there is ample driveway parking for numerous cars via the driveway plus garage and a pleasant rear garden. Energy Efficiency Rating E. Council Tax Band E.



Approximate total area⁽¹⁾
 1332.29 ft²
 123.77 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom 1 11'4 x 10'7 (3.45m x 3.23m)

Double glazed window to front, radiator, coved to ceiling, built in wardrobe.

Bedroom 2 11'4 x 8'7 (3.45m x 2.62m)

Double glazed window to rear, radiator, coved to ceiling, airing cupboard.

Bedroom 3 10'8 x 8'7 (3.25m x 2.62m)

Double glazed window to front, radiator, coved to ceiling, telephone point.

Bedroom 4 10'7 x 6'4 (3.23m x 1.93m)

Double glazed window to rear, radiator, coved to ceiling, wood laminate effect flooring.

Shower Room

Obscure double glazed window to rear, towel radiator, low level w.c., wash hand basin with mixer tap, walk in tiled shower cubicle with wall mounted shower unit, coved to ceiling.

Landing

Double glazed window to front, radiator, coved to ceiling, access to loft space, stairs down to:

Entrance Hall

Obscure glazed entrance door, obscure double glazed full height window to side radiator, coved to ceiling, doors to:

Cloakroom/W.C

Obscure double glazed window to side, radiator, low level w.c., wash hand basin with mixer tap, coved to ceiling.

Utility Room

Radiator, space for appliances, door to rear lobby.

Lounge 13'1 x 11'3 (3.99m x 3.43m)

Double glazed window to front, radiator, coved to ceiling, feature fireplace, door to:

Dining/Family Room 21' x 12' (6.40m x 3.66m)

Two double glazed windows to side, French doors to garden, radiator, telephone point.

Kitchen 14'4 x 8'3 (4.37m x 2.51m)

Double glazed window to rear, radiator, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units, tiled splash backs, built in cupboard, built in fridge/freezer, coved to ceiling.

Rear Lobby

Obscure glazed door to side to garden.

Rear Garden

Commencing with patio area, outside tap, front access gate, laid to lawn, timber storage shed, fenced to boundaries.

Frontage

Block paved driveway providing ample off road parking for numerous cars leading to:

Garage

Roller door to front, wall mounted boiler

Lettings 1

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.

Lettings 2

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

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

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

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

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

Lettings 7

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

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), Property Mark Client Money Protection Scheme. Please contact your local office for further information.



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