



Estate Agents, Valuers, Letting & Management Agents

AVAILABLE NOW TO RENT AT THE END OF APRIL! An opportunity has arisen for this well presented THREE BEDROOM DETACHED FAMILY HOME situated within this popular cul-de-sac turning on the favourable western side of Maldon. Hosting a wealth of features to include EN-SUITE TO MASTER BEDROOM, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts lounge plus separate dining room and kitchen. Externally ample parking is provided on the adjacent driveway plus garage. Energy Efficiency Rating D. Council Tax Band E.

Bedroom 1 11'9 x 11'2 (3.58m x 3.40m)

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

En-Suite

Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, tiled showe cubicle with wall mounted shower unit, shaver point.

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

Bedroom 3 9'9 x 6'8 (2.97m x 2.03m)

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

Bathroom

Obscure double glazed window to side, radiator, suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, wall mounted shower unit, tiled to bath area.

LandingAccess to loft space, airing cupboard, coved to ceiling, stairs leading down to:

Entrance Hallway

Entrance door to side, radiator, coved to ceiling, under stairs storage cupboard, doors to:

Low level w.c, wash hand basin with mixer tap, low level w.c.

Lounge 17'8 x 13'5 into bay (5.38m x 4.09m into bay)

Double glazed bay window to front, double glazed window to side, two radiators, television point, coved to

Dining Room 9'8 x 8'9 (2.95m x 2.67m)
Sliding patio door to rear garden, radiator, coved to ceiling.

Kitchen 9'8 x 8'4 (2.95m x 2.54m)

Obscure glazed door to side, double glazed window to rear, wall mounted boiler, tiled splash backs, range of fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces

Frontage

Adjacent block paved driveway providing ample off road parking leading to:

Up and over door, power and light connected.

Rear Garder

Patio area, outside tap, side access gate, personal door to garage, fenced to boundaries, laid to lawn.

Lettings
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 PASSPORT and RIGHT 10 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
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

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 Ω 1,000 pcm x 12 = Ω 12,000 divided by 52 = Ω 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.

Lettings

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

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

Lettings
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 PJ. 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

Lettings
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.













