



77a The Street, Latchingdon , CM3 6JS
£1,750 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PLEASE SEE THE VIRTUAL TOUR!! Available MID JUNE is THIS STUNNING NEW FOUR BEDROOM DETACHED HOME. Accommodation of this property incorporates EN-SUITE to Bedroom 1 as well as a FAMILY BATHROOM and Ground Floor CLOAKROOM. The remainder of the Ground Floor comprises SITTING ROOM with bay window to front, STUDY and IMPRESSIVE KITCHEN/FAMILY ROOM with adjoining UTILITY ROOM overlooking the REAR GARDEN. The Rear Garden will benefit from Shingle seating area with the remainder mainly laid to lawn with double gates from the parking area and SINGLE GARAGE. Energy efficiency rating: B - Council Tax Band: F

Bedroom 1 11'2" x 9'0" (3.40 x 2.74)

Double glazed window to Rear, radiator, double wardrobe, door to:

En-suite

Obscure glazed window to rear, shower, Low level WC, radiator, wash hand basin.

Bedroom 2 11'2" x 8'2" (3.40 x 2.49)

Double glazed window to rear, radiator.

Bedroom 3 8'8" x 8'6" (2.64 x 2.59)

Double glazed window to front, radiator.

Bedroom 4 8'8" x 8'5" (2.64 x 2.57)

Double glazed window to front, radiator.

Bathroom 7'8" x 5'8" (2.34 x 1.73)

Bath, wash hand basin, low level WC and shaver point.

Landing

Double glazed window, access to loft, stairs down to:

Entrance Hall

Part obscure glazed Entrance door to front, radiator, doors to further accommodation.

Study 8'5" x 5'6" (2.57 x 1.68)

Double glazed window to front, radiator

Sitting Room 15'3" x 11'5" (4.65 x 3.48)

Double glazed bay window to front, television point and radiator.

Kitchen/Family Room 16'8" x 11'1" (5.08 x 3.39)

Double glazed window to rear, double glazed doors to rear with two floor to ceiling windows to sides, Kitchen will include integral Fridge/Freezer and Dishwasher, sink unit fitted cupboards and cooker. Door to:

Utility Room

Double glazed window to rear, space and plumbing for washing machine and dryer, sink unit, wall mounted boiler and, low level hot water cylinder.

Rear Garden

Shingle patio area, mainly laid to lawn with parking area to rear, gate to shared drive area and Garage

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

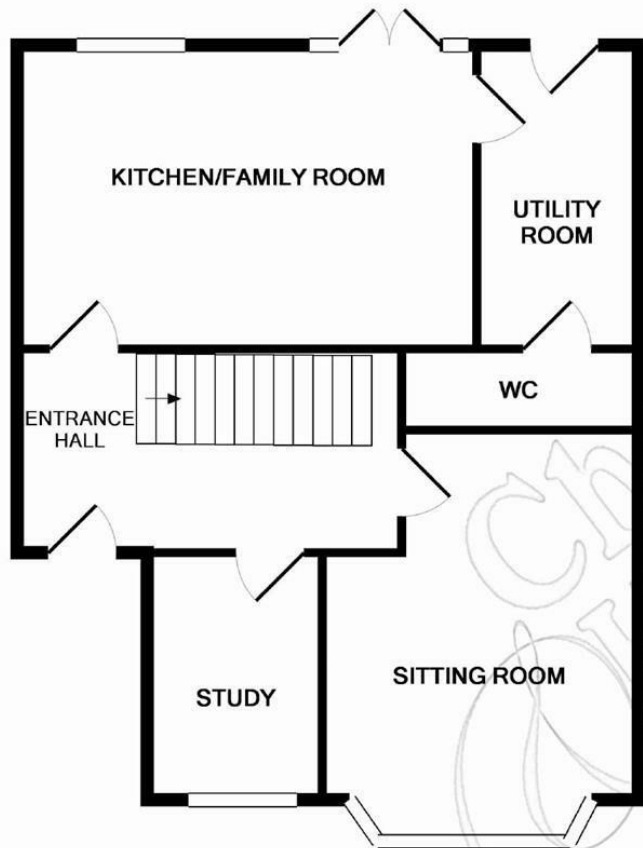
Pets are usually not permitted but may be considered by special arrangement in individual cases

Lettings 7

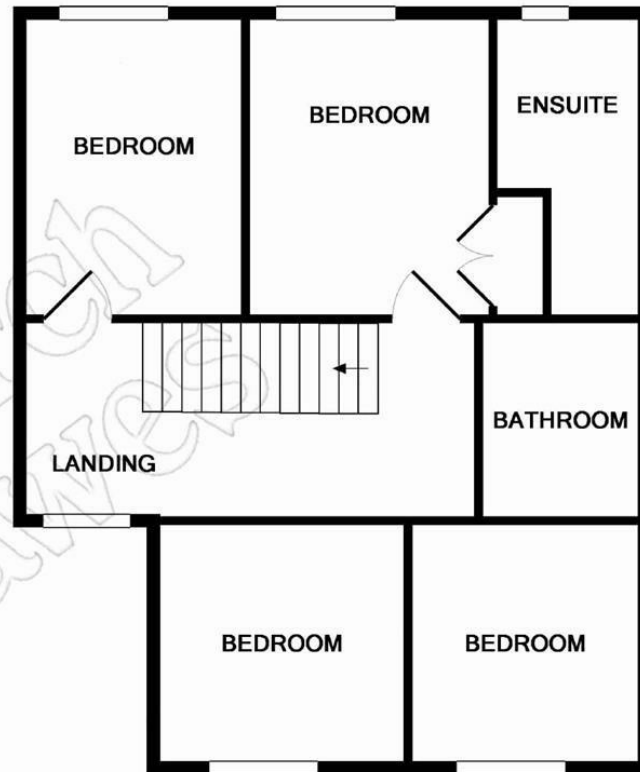
Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. 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), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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