

www.churchandhawes.com

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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



38 Tallow Gate, South Woodham Ferrers, Essex CM3 5RX £900 PCM

Two bedroom ground floor maisonette, well presented with wardrobes in both bedrooms, bathroom with white suite and electric shower, lounge, adjoining refitted Shaker style kitchen with oven and hob, all with PVCu double glazed windows and electric heating. Externally there is allocated carport parking, visitors spaces and communal gardens. Situated conveniently for the town centre yet still accessible to the local rail station. Non Smokers and no pets due to Freeholder restrictions. Council Tax Band B. EPC Rating D.



ACCOMMODATION

Ground Floor
Bedroom 1: 10'6 x 8 + Wardrobes.
Bedroom 2: 9'6 x 7'3 With Wardrobes.
Bathroom with White 3 piece suite and electric shower.
Lounge 14'8 x 13'6
Refitted Shaker style kitchen: 10'3 x 6 with Oven & Hob
Entrance hall.
Maisonette with its own front door.
Carport
Communal gardens.

LETTINGS INFORMATION

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.

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

Pets are not permitted due to Freeholder restrictions.

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 NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents
CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

GROUND FLOOR

