

www.churchandhawes.com

156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 1 Belvedere Road, Burnham-on-Crouch, Essex CM0 8AJ

**£1,050 PCM**

AVAILABLE MID OCTOBER and ideally located for the water sports enthusiast, close to the Quay, River Crouch and Yacht Clubs is this three storey reverse plan home. Accommodation includes three bedrooms (master bedroom with an en-suite) and a 21' x 15' lounge with balcony offering views towards the river. The lounge and kitchen area are open plan in their design. Externally the house enjoys a small courtyard garden, garage and parking space. Energy Rating E. Small pet considered. NON SMOKERS, WORKING TENANTS ONLY.



### Entrance Hall

Fully obscure glazed entrance door and also door to rear garden, radiator, window to side, cupboard housing boiler fuelling hot water and central heating system, double airing cupboard housing hot water cylinder, under stairs storage cupboard, stairs to first floor and doors to:

### Bedroom 2 12'6" x 11'8" (3.81 x 3.56)

Window to rear, double radiator, built-in wardrobes, door to:

### Bedroom 3 10'0" x 8'6" (3.05 x 2.59)

Window to front, radiator, built-in wardrobes.

### Bathroom

Door from hall and bedroom 1, extractor fan, radiator, suite comprising bath with shower unit over, wash hand basin set into splash surface with storage cupboard below, part tiled walls.

### Cloakroom

Obscure glazed window to front, wash hand basin tiled splash back and w.c.

### Open Plan Lounge, Dining Area & Kitchen

#### Kitchen 10'5 x 8'7

Two windows to front, double bowl sink unit set into laminate work surfaces, range of fitted base and wall units. Electric cooker, extractor hood and fridge. Tiled splash backs, open plan to:

#### Lounge/Diner 21'3 x 15' > 11'7

Large picture window to rear and fully glazed door to balcony, two double radiators, stairs to second floor.

### Balcony

15' South westerly views towards the River Crouch.

### Master Bedroom 15'0" x 15'0" + recess (4.57 x 4.57 + recess)

Window to rear, built-in storage cupboards, door to:

### En-Suite

Extractor fan, chrome ladder radiator electric towel rail, three piece suite comprising quadrant shower cubicle, pedestal wash hand basin and w.c.

### Exterior

Paved front garden and enclosed paved rear courtyard garden

### 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.

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.

### Village of Burnham-on-Crouch

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

