

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



Stokes Hall Farmhouse Burnham Road, Althorne, Essex CM3 6DS £2,250 PCM

****AVAILABLE NOW**** Set along a quiet country lane within a private estate halfway between the villages of Althorne and Burnham-on-Crouch is this substantial detached family home enjoying stunning views over the picturesque Essex countryside and the River Crouch. Impressively sized living accommodation commences on the ground floor with a light and airy entrance hall leading to a dual aspect living room, dining room, study, impressive kitchen, further hallway, utility room and cloakroom. The first floor then offers a spacious landing leading to four well proportioned double bedrooms in addition to a family bathroom with four piece suite. Externally, the property enjoys the aforementioned stunning views as well as extensive formal gardens to all aspects surrounding the property. Off road parking is on offer via a driveway to the front of the property for several vehicles and also provides access to a garage. Private working tenants only. No Pets. Energy Rating E.



FIRST FLOOR - LANDING:

Double glazed window to front, radiator, stairs to ground floor, doors to:

BEDROOM ONE: 14'5 x 12'5 (4.39m x 3.78m)

Dual aspect room with two double glazed windows offering countryside views, radiator.

BEDROOM TWO: 14'4 x 11'11 (4.37m x 3.63m)

Dual aspect room with two double glazed windows offering countryside views, radiator.

BEDROOM THREE: 13'11 x 11'8 (4.24m x 3.56m)

Double glazed window to front, radiator.

BEDROOM FOUR: 14' x 9'6 (4.27m x 2.90m)

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

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, 4 piece suite comprising panelled bath, corner shower, low level WC and wash hand basin, tiled walls.

GROUND FLOOR - ENTRANCE HALL: 15'8 x 9'4 (4.78m x 2.84m)

Large entrance hall, stairs to first floor, under stairs storage cupboard, doors to:

DINING ROOM: 13'10 x 12'6 (4.22m x 3.81m)

Double glazed window to front, radiator.

LIVING ROOM: 24'10 x 14'4 (7.57m x 4.37m)

Dual aspect room with double glazed window to front and double glazed windows & French style doors to side opening to decked seating area, 2 radiators, feature fireplace.

STUDY: 9'5 x 8'7 (2.87m x 2.62m)

Double glazed window to rear.

KITCHEN/BREAKFAST ROOM: 13'10 x 11'4 (4.22m x 3.45m)

Obscure double glazed window to rear, kitchen comprising range of wall and base mounted storage units, stainless steel sink set in work surface, fitted electric cooker with extractor over, space for appliances, tiled floor, open to:

LOBBY: 9'5 x 9'5 (2.87m x 2.87m)

Door to rear, radiator.

UTILITY: 8'6 x 5'8 (2.59m x 1.73m)

Suite comprising low level WC and wash hand basin, part tiled walls.

EXTERIOR:

The property sits centrally within its plot with gardens to all aspects which are mainly laid to lawn, raised decked seating area off the living room. There is a driveway providing extensive off road parking and access to the garage.

COUNCIL TAX INFORMATION:

This property is Council Tax Band F.

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.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

