

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



45 The Leas, Burnham-On-Crouch, Essex CM0 8NH £1,350 PCM

AVAILABLE NOW, is this improved and extremely well maintained end of terrace family home. Deceptive living accommodation comprises three bedrooms and a family bathroom to the first floor while the ground floor boasts a living room, cloakroom and impressive refitted kitchen/breakfast room. Externally there is a rear garden which will be predominantly laid to lawn while there is off road parking on offer at the front of the property for three vehicles. Private working tenants only, no pets, long term let, 12 month contract only . Energy Rating D.



FIRST FLOOR LANDING:

Access to loft space, two built in storage cupboards, staircase down to ground floor, doors to:-

BEDROOM ONE: 11'8 x 10'5 (3.56m x 3.18m)

Two double glazed windows to front, radiator.

BEDROOM TWO: 11'5 x 10'5 (3.48m x 3.18m)

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

BEDROOM THREE: 8'10 x 8'9 (2.69m x 2.67m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath mixer tap and glass screen, pedestal wash hand basin with tiled splash back and close coupled WC, part tiled walls, wood effect flooring, extractor fan.

GROUND FLOOR ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, three built in storage cupboards, staircase to first floor, wood effect flooring, doors to:-

LIVING ROOM: 13'5 x 11'7 (4.09m x 3.53m)

Two double glazed windows to front, radiator, wood effect flooring.

CLOAKROOM:

Obscure double glazed window to rear, two piece white suite comprising close coupled WC and wall mounted corner wash hand basin, wood effect flooring.

KITCHEN/BREAKFAST ROOM: 13'3 x 11'5 (4.04m x 3.48m)

Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawer pack, granite work surfaces with inset 1 1/2 bowl sink unit with drainer grooves to side, built in five ring gas hob with glass extractor hood over, built in eye level double oven, integrated dishwasher, space and plumbing for fridge/freezer and washing machine, wood effect flooring.

EXTERIOR - REAR GARDEN:

The rear garden will be predominantly laid to lawn.

FRONT:

Off road parking for three vehicles.

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.

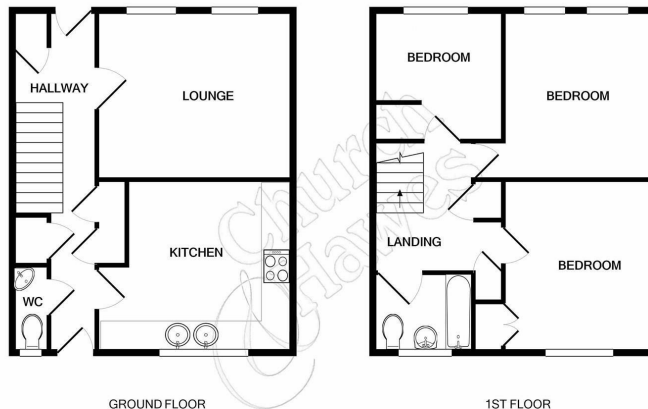
Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

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.



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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