



Shoemenders Lane, Bradwell-On-Sea , Essex CM0 7GQ
£2,000 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****AVAILABLE IMMEDIATELY EITHER FUNISHED OR UNFURNISHED!**** Occupying an enviable plot in the corner of a private cul-de-sac just a stone's throw from the banks of the River Blackwater in the historic waterside village of Bradwell-on-Sea, is this substantial FIVE BEDROOM detached residence offered on either a FURNISHED OR UNFINISHED basis depending on your requirements. Expansive living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, dual aspect living/dining room, kitchen/breakfast room, impressive refitted family bathroom and two double bedrooms. The first floor then offers a landing leading to a three further bedrooms, one of which is complimented by an en-suite WC. Externally, the property enjoys a favourable position in the middle of it's plot which commences at the front with a vast shingled driveway providing extensive off road parking. This in turn, then leads up the side of the property and provides access to a detached double garage towards the rear. The remainder of the rear of the property offers generously sized gardens which are predominantly laid to lawn. Private working tenants only, non-smokers only, pets not considered. Energy Rating E.

FIRST FLOOR:

LANDING:

Two double glazed Velux windows to rear, built in eaves storage cupboards, wood effect flooring, doors to:-

BEDROOM: 13'10" x 11'9" (4.22m x 3.58m)

Double glazed window to side, electric storage heater, wood effect flooring, glazed door to:-

EN-SUITE WC:

Two piece white suite comprising close coupled WC and wash hand basin set in tiled surround with storage cupboard below, wood effect flooring.

BEDROOM: 13'9" x 7'1" (4.19m x 2.16m)

Double glazed window to side, radiator, wood effect flooring.

BEDROOM:

Double glazed Velux window to rear, radiator, wood effect flooring.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, electric storage heater, staircase to first floor with built in storage cupboard below, wood effect flooring, doors to:-

LIVING/DINING ROOM: 27'5" x 13'4" (8.36m x 4.06m)

Double glazed windows to side and rear, two electric storage heaters, exposed brick fireplace with inset log burner.

CLOAKROOM:

Obscure double glazed window to front, two piece suite comprising close coupled WC and pedestal wash hand basin.

FAMILY BATHROOM:

Obscure double glazed window to front, refitted four piece white suite comprising panelled bath with mixer tap, close coupled W/C, wash hand basin set on vanity unit with storage cupboard below and fully tiled shower cubicle, tiled walls.

KITCHEN/BREAKFAST ROOM: 11'9" x 11'8" (3.58m x 3.56m)

Double glazed entrance door and windows to rear, electric storage heater, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring electric hob with extractor over, built in eye level double oven, under counter fridge and washing machine to remain, part tiled walls.

BEDROOM: 11'8" x 9'10" (3.56m x 3.00m)

Double glazed window to front, electric storage heater, three built in double wardrobes.

BEDROOM: 15'3" x 10'4" (4.65m x 3.15m)

Double glazed window to rear, electric storage heater, built in wardrobes.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with an array of planted beds and trees throughout and to borders, access to:-

DETACHED GARAGE:

Located at rear of garden with up and over door and power and light connected.

FRONTAGE:

Substantial gated and shingled frontage providing extensive off road parking, driveway extends up side of property leading to both rear garden and garage.

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.

COUNCIL TAX BAND:

Tax Band E.

AGENTS NOTES:

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

