



Ship Road, Burnham-on-Crouch, Essex CM0 8JX
£1,500 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****AVAILABLE IMMEDIATELY**** Positioned favourably within the heart of Burnham, just off it's historic High Street is this recently built detached property offering stunning living accommodation throughout. Living accommodation commences on the ground floor with a wonderful, light and airy living room with access to a ground floor cloakroom and opening to the rear where an impressive refitted 'Shaker' style kitchen/diner with integrated appliances is on offer. The first floor is then served by an equally impressive landing area leading to two double bedrooms and a superb family bathroom with four piece white suite. Externally, the property enjoys a low maintenance rear garden while off road parking is on offer to the side of the house for 2 vehicles via a block paved driveway. Working tenants only, not suitable for pets. In order to pass credit referencing for this property you would need to have annual income in excess of £45,000. Early viewing advised. Energy Rating TBC.

FIRST FLOOR:

LANDING:

Access to loft space, solid oak staircase down to ground floor with double glazed window to rear, engineered oak floor, doors to:

BEDROOM 1:

12'1 x 12'1 (3.68m x 3.68m)

Two double glazed windows to front and one to side, inset downlights, air conditioning/heater unit, engineered oak floor, open to recessed area ideal for desk unit.

BEDROOM 2:

12' x 9' (3.66m x 2.74m)

Double glazed windows to side, engineered oak floor, inset downlights, air conditioning/heater unit.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, free standing roll top bath with mixer tap attachment, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

LIVING ROOM:

21'6 x 13'7 (6.55m x 4.14m)

Part obscure glazed composite entrance door with side light window, 2 double glazed windows to front, built in storage cupboard, staircase to first floor, wood floor, air conditioning/heater unit, door to cloakroom, open plan to kitchen/diner, inset downlights.

CLOAKROOM:

Two piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, tiled floor, inset downlights, extractor fan.

KITCHEN/DINER:

21'1 max x 15'10 > 8'7 (6.43m max x 4.83m > 2.62m)

Double glazed bifold doors off dining area opening to rear garden, double

glazed windows to side and rear from kitchen, refitted kitchen comprising extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring electric hob, built in eye level double oven, integrated fridge/freezer, dishwasher and washing machine, air conditioning/heater unit, storage cupboard housing boiler, continuation of wood floor.

EXTERIOR - REAR GARDEN:

Low maintenance courtyard garden which is paved throughout, timber summer house/storage shed, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:

Block paved driveway providing off road parking for 2 vehicles to side, access gate into rear garden.

COUNCIL TAX BAND:

TBC

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.

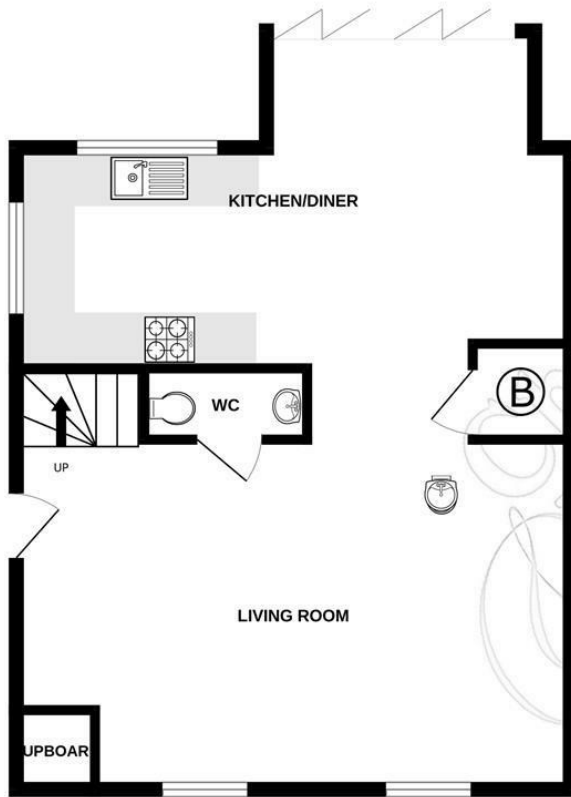
Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

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

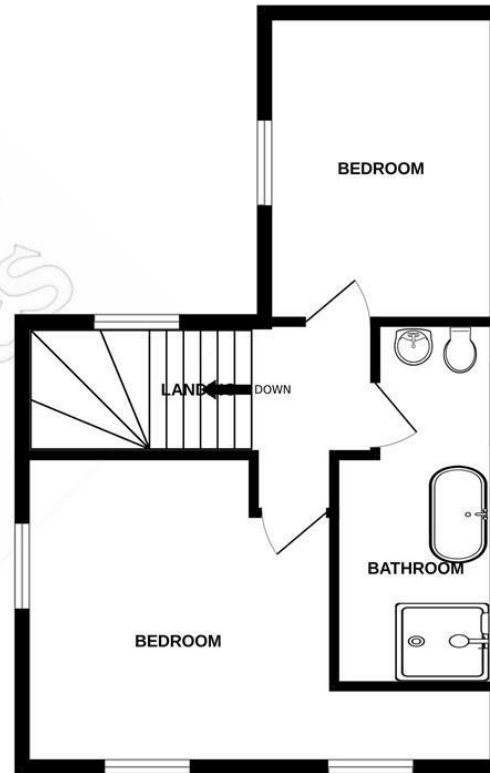
Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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