



46 Main Road, St. Lawrence , Essex CM0 7NA  
£1,300 PCM

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents

**\*\*AVAILABLE IMMEDIATELY\*\*** Situated in the waterside village of St. Lawrence within walking distance of the banks of the River Blackwater is this detached bungalow offering extended and well presented living accommodation throughout. Internally the property offers two double bedrooms, modern shower room, living room, generously sized kitchen/diner and conservatory overlooking a low maintenance rear garden which boasts a green house, storage shed and impressive timber outbuilding which is ideal for use as a home office. Externally there is a extensive off road parking to both the front and side of the bungalow which also offers access to a garage with electric roller door. An early viewing is strongly advised. Private working tenants preferred, pets not considered. Energy Rating D.

**ACCOMMODATION COMPRISES:**

**HALLWAY:**  
Obscure double glazed entrance door to side, radiator, access to loft space, built in storage cupboard, tiled floor, doors to:

**SHOWER ROOM:**  
Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising double shower cubicle with sliding glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, wall mounted cabinet.

**BEDROOM 1: 11'11" + bay x 11'2" (3.63m + bay x 3.40m )**  
Double glazed bay window to rear, radiator, built in wardrobe.

**BEDROOM 2: 10'5" x 8'8" (3.18m x 2.64m )**  
Double glazed window to front, radiator.

**LIVING ROOM: 15'4" x 11'1" (4.67m x 3.38m )**  
Double glazed sliding door to conservatory, radiator.

**CONSERVATORY/UTILITY: 9'5" x 8'6" (2.87m x 2.59m )**  
Double glazed windows to side and rear, tiled floor, double glazed door to:

**KITCHEN/BREAKFAST ROOM: 18'11" x 10'4" (5.77m x 3.15m )**  
Double glazed French style doors opening onto rear garden, double glazed window to side, radiator, extensive range of matching wall and base mounted storage units and drawers, quartz work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring electric hob with extractor over, built in double oven, American style fridge/freezer and dishwasher to remain, space and plumbing for washing machine and tumble dryer, part tiled walls, tiled floor.

**EXTERIOR:**

**GARDEN:**  
Low maintenance courtyard garden which is predominantly paved with planted beds and borders, greenhouse, storage shed and workshop to remain with power and light connected.

**FRONTAGE:**  
Driveway to both the front and side of the bungalow, side access gate to rear garden, access to:

**GARAGE:**  
Electric roller door to front, power and light connected, personal door to rear into workshop.

**COUNCIL TAX BAND:**  
This property is Tax Band C.

**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.

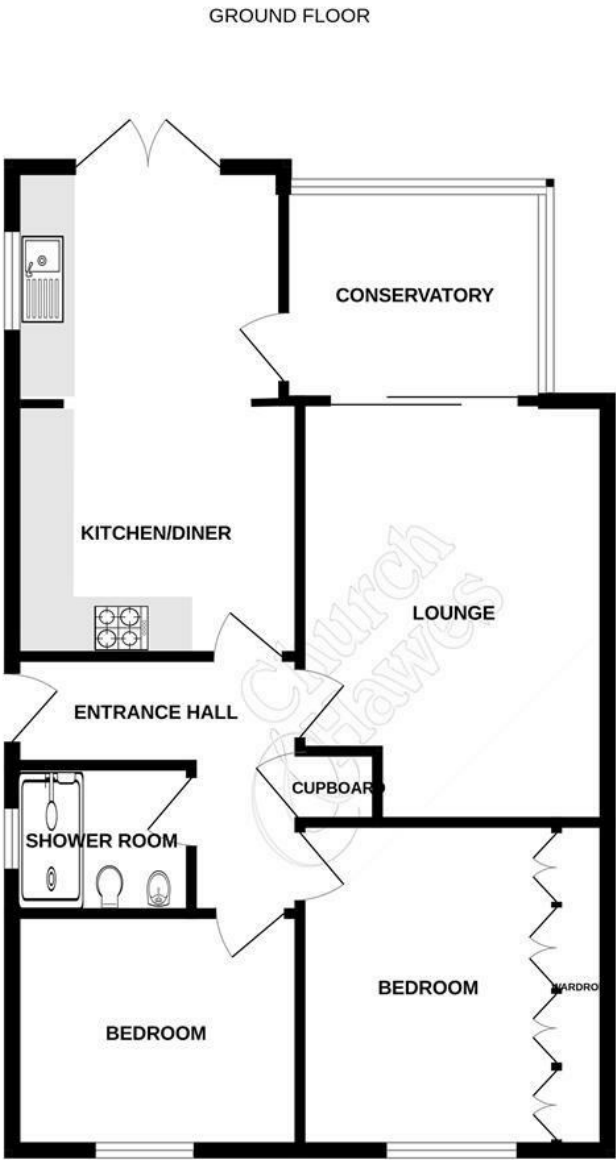
A security deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, 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.



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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