



Garden Close, Steeple , Essex CM0 7LG  
£1,450 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\*AVAILABLE IMMEDIATELY\*\*** Set in the heart of the picturesque rural village of Steeple, is this stylishly improved and deceptively spacious semi-detached family home. Living accommodation commences on the ground floor with an inviting entrance hall leading to a dining room, living room with conservatory at the rear and an impressive refitted kitchen with space for appliances and access to a pantry cupboard. At the rear of the property is a lobby area providing access into the rear of the kitchen as well as a boiler cupboard, WC and utility room. The first floor then offers an airy landing area leading to three double bedrooms all of which offer built in wardrobes and a refitted family bathroom. Externally, the property enjoys substantial gardens to the front, side and rear where extensive off road parking is also on offer. Amenities including railways station, shops, doctors surgery and post office can be found across a number of neighbouring villages including Southminster and Mayland, both of which are approximately a 5 minute drive away. Minimum annual income required to pass credit referencing £43,500. Pets not considered. Energy Rating D.



## FIRST FLOOR:

### LANDING:

Access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1: 13'10 x 10'2 (4.22m x 3.10m )

Double glazed windows to front and rear, radiator, built in storage cupboard.

### BEDROOM 2: 13'8 x 9'2 (4.17m x 2.79m )

Double glazed window to front, radiator, built in storage cupboard.

### BEDROOM 3: 10'7 x 9'6 (3.23m x 2.90m )

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

### FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and close coupled wc, part tiled walls, wood effect floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed wooden entrance door to front, double glazed windows to side, radiator, staircase to first floor with cupboard housing electric meter below, doors to:

### DINING ROOM: 10'5 x 10'3 (3.18m x 3.12m )

Double glazed windows to front and side, radiator.

### LIVING ROOM: 13'11 x 12'11 (4.24m x 3.94m )

Double glazed window to front, radiator, airing cupboard housing hot water cylinder, double glazed sliding doors to:

### CONSERVATORY: 8'2 x 7'9 (2.49m x 2.36m )

Double glazed French style doors opening onto rear garden, double glazed windows to both sides.

### KITCHEN: 10'3 x 8'3 (3.12m x 2.51m )

Double glazed windows to side, radiator, refitted kitchen comprising extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for cooker, fridge/freezer and dishwasher, built in pantry cupboard with radiator, tiled floor, door to:

### REAR LOBBY:

Obscure double glazed composite entrance door to side, doors to:

### BOILER CUPBOARD:

Base mounted oil fired boiler, wood effect floor.

### WC:

Obscure double glazed window to side, low level wc, wood effect floor.

### UTILITY: 7'6 x 6'6 (2.29m x 1.98m )

Double glazed window to rear, radiator, white ceramic sink, roll edged work surface with storage units over and space and plumbing below for washing machine and tumble dryer.

### EXTERIOR - REAR GARDEN:

Mainly laid to lawn with storage shed, opening at rear to further established planted garden area.

### FRONTAGE:

Attractive frontage which is predominantly laid to lawn with established and planted beds and borders, side access path leading to rear and to driveway with parking for 2/3 vehicles, access to brick built storage room on side of house, oil storage tank.

### COUNCIL TAX BAND:

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.



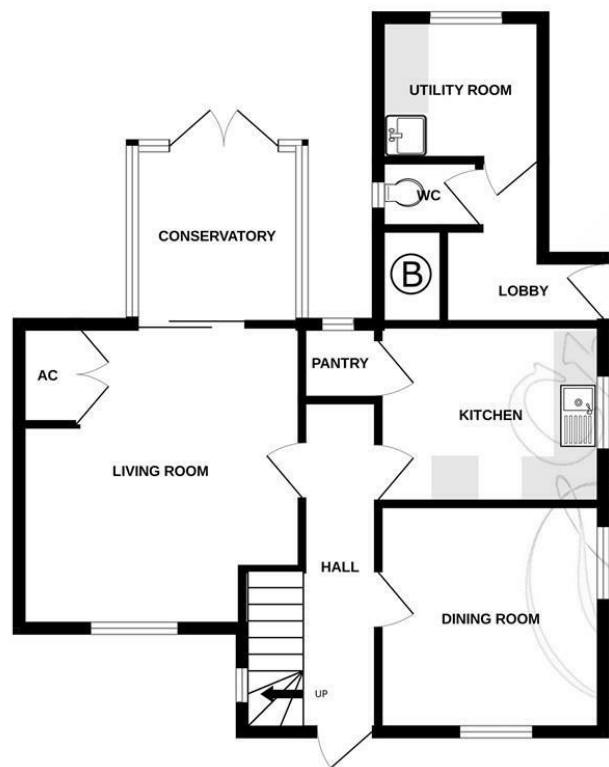








GROUND FLOOR



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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