



Glebe Way, Burnham-On-Crouch , Essex CM0 8QJ
£1,650 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

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AVAILABLE IMMEDIATELY is this detached family home situated on the outskirts of Burnham, yet just a short walk from its railway station which offers direct links into London Liverpool Street. Generous living accommodation includes four good size bedrooms and a family bathroom to the first floor while the ground floor comprises a spacious entrance hall, kitchen with appliances to remain, cloakroom and 'L' shaped living/dining room. Externally there is a low maintenance shingled rear garden while a similar frontage offers off road parking for several vehicles and access to a garage. NO PETS OR SMOKERS, WORKING TENANTS PREFERRED. Energy Rating E.



FIRST FLOOR - LANDING:

Double glazed window to side, access to loft space, return staircase to ground floor, doors to:

BEDROOM 1: 11' x 9'5 (3.35m x 2.87m)

Double glazed window to rear, radiator, built in double wardrobe, airing cupboard housing hot water cylinder.

BEDROOM 2: 11'11 x 10'10 (3.63m x 3.30m)

Double glazed window to rear, radiator.

BEDROOM 3: 10'10 x 9'6 (3.30m x 2.90m)

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

BEDROOM 4: 9'6 x 9'1 (2.90m x 2.77m)

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

FAMILY BATHROOM:

Obscure glazed window to side, radiator, 3 piece white suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin, wall mounted cabinet, tiled walls, wood effect floor, extractor fan, built in narrow storage cupboard.

GROUND FLOOR - ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, built in storage cupboard, staircase to first floor, doors to:

KITCHEN: 10'9 x 9'3 (3.28m x 2.82m)

Obscure double glazed entrance door to side, double glazed window to front, extensive range of matching wall and base mounted storage units with drawer packs, roll edged work surfaces with inset 1 1/2 bowl stainless steel sink/drainage unit, built in 4-ring gas hob with extractor hood over, built in eye level double oven with warming drawer below, washing machine, dish washer and fridge/freezer to remain, matching cupboard housing boiler, part tiled walls.

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece suite comprising close coupled wc and wash hand basin with tiled splash back and storage cupboard below, wood effect flooring.

LIVING/DINING ROOM: 22'2 x 11'10 > 18'4 x 9'7 (6.76m x 3.61m > 5.59m x 2.92m)

'L' shaped room with double glazed French style doors opening onto rear garden, double glazed window to rear, small double glazed window to side, 2 radiators, small built in storage cupboard.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly shingled with shrub beds and borders, timber storage shed, side access path to gate leading to:

FRONT:

Partially shingled frontage with paved driveway providing access to:

GARAGE:

Up and over door to front, power and light connected.

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 D.

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 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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







