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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



40 Falklands Road, Burnham-On-Crouch, Essex CM0 8SN £1,150 PCM

****ONLINE ENQUIRIES ONLY**** Available Late January 2026** Favourably and conveniently positioned for an array of local amenities including supermarket, doctors surgery, post office and railway station, with direct links into London Liverpool Street, is this much improved end of terrace property. Deceptively spacious living accommodation on offer commences with an entrance hall leading to a living room which in turn provides access to a refitted kitchen and dining room at the rear. The first floor then provides a landing leading to two well proportioned bedrooms as well as a refitted bathroom. Externally, the property enjoys an enclosed rear garden with storage shed while the frontage provides off road parking for one vehicle. Viewing is strongly advised. Energy Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, stairs to ground floor, doors to:-

BEDROOM ONE: 10'7 x 10'7 (3.23m x 3.23m)

Double glazed window to rear, radiator, built-in storage cupboards and over stairs storage cupboard.

BEDROOM TWO: 10'7 x 7'7" (3.23m x 2.31m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, three piece suite comprising bath with shower over, wc and vanity wash hand basin, wall mounted cabinet, tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to front, airing cupboard housing boiler, further built in storage cupboard, door to:-

LIVING ROOM: 11'11 x 13'10 max > 10'7 (3.63m x 4.22m max > 3.23m)

Double glazed window and door to conservatory, radiator, stairs to first floor, built in under stairs storage cupboard, wood effect flooring, opening to:-

KITCHEN: 9'7 > 7'7 x 5'3 (2.92m > 2.31m x 1.60m)

Double glazed window to front, matching wall and base mounted storage units, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with oven below, space and plumbing for washing machine and fridge/freezer.

CONSERVATORY: 10' x 8'6 (3.05m x 2.59m)

Double glazed construction with sliding patio door opening on to rear garden and full height windows to all other aspects.

EXTERIOR:

REAR GARDEN:

Commencing with a decked seating area leading to remainder which is mainly laid to lawn, storage shed, further paved seating area at bottom, side access leading to:-

FRONTAGE:

Driveway providing off road parking, paved step up to entrance door to property.

COUNCIL TAX BAND:

Tax Band D.

LETTINGS INFORMATION:

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the 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. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the "Renters Rights Act"

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.

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. A deposit, equal to 5 weeks of the total rent for the property, which is held during the tenancy as security for the rent and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's 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). You cannot collect the keys until monies are received. CASH IS NOT ACCEPTABLE.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or

lettings@churchandhawes.com. 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), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

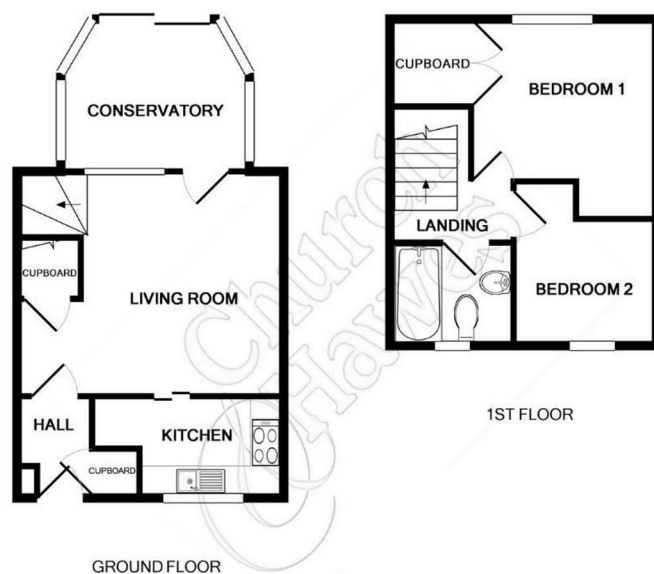
AGENTS NOTES:

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:

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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