



SOUTH ROAD

SOUTH OCKENDON | ESSEX | RM15 6DS



PRICE:- MONTHLY RENTAL OF £1,100

Property TO LET. Knowlton Cottages is off of South Road, South Ockendon. This cottage style home is finished to an extremely high standard and the key features include a modern fitted kitchen, a modern bathroom, gas radiator central heating and off street parking is available to the rear of the property.



TWO BEDROOM



MODERN KITCHEN



GAS RADIATOR CENTRAL HEATING



COUNCIL TAX BAND B



TERRACED HOUSE



MODERN BATHROOM



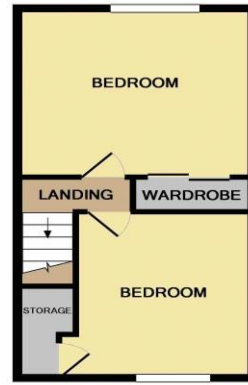
OFF STREET PARKING



EPC RATING D - 63



GROUND FLOOR



1ST FLOOR

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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1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Performance Certificate

6 Knowlton Cottages, South Road, SOUTH OCKENDON, RM15 6DS

Dwelling type: Mid-terrace house
Date of assessment: 22 August 2016
Date of certificate: 22 August 2016

Reference number: 0740-2862-7288-9726-3875
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

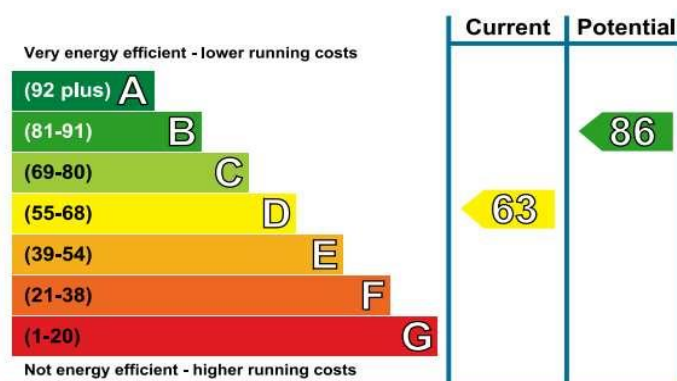
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,640
Over 3 years you could save	£ 1,032

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 2,127 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 345 over 3 years	£ 228 over 3 years	
Totals	£ 2,640	£ 1,608	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 561
2 Floor insulation (suspended floor)	£800 - £1,200	£ 135
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 219

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Moving into your new home.

The following information is just a brief guide to help and assist you through the steps of letting a property via M&P Estates Ltd. We advise you before entering into the reference process to check your own credit file to ensure that there are no default notices or County Court judgements, as this will affect your ability to rent a property.

Reservation Fees

A refundable reservation fee to reserve a property, equivalent to **one week's rent** will be payable on application. M&P Estates Ltd will only accept payment to reserve a property if the full application and supporting documentation are presented.

The reservation fee will not be refundable if:

1. False information is given.
2. The applicant fails Immigration Act checks.
3. The applicant withdraws from the transaction.

The “Deadline for Agreement” is 15 days and this time limit starts once M&P Estates Ltd receive payment.

Method Of Payment

The balance (one month's rent and deposit) is to be paid by bank transfer payment

Application

Having found the property of your choice you will be required to complete our reference forms and provide us with the following documentation:-

Photo ID:

Passport or Full Driving Licence

Proof of address dated within the past 3 months:

Bank Statement, Credit Card Bill or Utility Bill

Employment Status

We understand that people are employed in many different ways, but for referencing the following criteria applies:-

If you are employed, you will pay PAYE and have a contract of employment and wage slips.

If you are self-employed and work for yourself or a contractor we will require an accountant's reference to prove your earnings. If you do not use an accountant we will need to see sight of SA302 forms, which state your earnings.

We will use the nett income or nett profit figure for the purpose of carrying out the financial referencing; we cannot use the gross figure.

If you are employed by a company, either M & P Estates Ltd or Rent4Sure will contact your HR or Personnel Department. The following information will be required:-

- 1) Is the applicant in permanent employment
- 2) Employment start date
- 3) Employment end date
- 4) Is the applicant's contract greater than the lease term
- 5) Are the salary details as stated
- 6) Is the salary as reported
- 7) Confirmation of job title

Once the reference process and safety checks have been completed a date can be agreed for you to move into your new home.

The Tenancy Agreement and supporting documents will be sent to you. This will give you the opportunity to take advice from either a Solicitor or Citizens Advice Bureau if you do not understand the terms and conditions of the documentation. Once you have signed and paid both your damage deposit and first month's rent the agreement becomes legally binding.

Utilities

M&P Estates Ltd will write to the gas, electricity and water suppliers notifying them of meter readings at the commencement of the tenancy. We will also write to the local authority for council tax purposes. Please note that we strongly recommend that you also inform the suppliers to ensure that your details have been received and processed.

Protection

The Landlord is not responsible for insuring any of your personal belongings, therefore we strongly recommend that you obtain adequate contents insurance.

Other Fees

To pay the Landlord's reasonable costs incurred as a result of any breach of the terms of the tenancy by the Tenant including any bank charges incurred in relation to non-payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

To pay the reasonable costs of the Landlord where the Tenant requests early termination of the tenancy, and the Landlord has accepted the request, or where the Tenant fails to give the legally required notice to end a periodic tenancy

To pay the reasonable costs of the Landlord where the Tenant requests a variation to the tenancy

Damage Deposit

All damage deposits are held by the Deposit Protection Service and their details are set out below for your information:-



The Pavilions
Bridgewater Road
Bristol

BS99 6AA Telephone number: 03303030030 Website: www.depositprotection.com

Client Money Protection

M&P Estates Ltd hold "Client Money Protection Insurance" with SafeAgent. Membership No A7352 Further information about the Scheme can be obtained by contacting SafeAgent Tele: 01242581712 or email inf@safeagent.co.uk

Redress System

M&P Estates Ltd are members of the Property Ombudsman Redress Scheme for both Sales and Lettings Membership No: D00673



55 Milford St, Salisbury SP1 2BP **Tele:** [01722 333306](tel:01722333306) **email:** admin@tpos.co.uk **Website** www.tpos.co.uk

The Ombudsman provides redress, where appropriate, to consumers whose complaints are considered on a case by case basis.

IF YOU HAVE ANY QUESTION, PLEASE DO ASK AS WE ARE HERE TO HELP YOU!