



**Hillcrest Great Gibcracks Chase, Sandon , Essex CM2 7TG**  
**£3,000 PCM**

\*\* ONLINE ENQUIRIES ONLY, PLEASE EMAIL \*\* AVAILABLE TO LET NOW. This substantial detached residence enjoys a secluded rural setting while remaining within easy reach of major road links, including the A130, A127 and A12. The property features four double bedrooms, with the principal bedroom offering an en-suite in addition to the family bathroom.

The ground floor provides a spacious living room, separate dining room, a fully fitted kitchen/breakfast room, utility room and a ground floor cloakroom. Externally, the home occupies a plot approaching ONE ACRE (unmeasured), comprising an extensive frontage/driveway giving access to a stable block and open-fronted parking bays. The rear garden is laid to lawn.

The property enjoys far-reaching countryside views, with the option of renting additional land by separate negotiation if required\*. Energy Rating E.

#### Additional Land

We understand renting unfenced extra land is possible, at £400 per acre per year.

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#### GROUND FLOOR

##### Reception/Entrance Hall

Dining Room 15'5" x 12'0" (4.70 x 3.66)

Living Room 20'0" x 12'0" (6.10 x 3.66)

Kitchen/Breakfast Room 16'3" x 12'7">7'8" (4.95 x 3.84>2.34)

Utility/Rear Lobby 11'9" x 5'8" (3.58 x 1.73)

Cloakroom/WC

Landing

#### FIRST FLOOR

Bedroom One 18'0" Max x 15'5" (5.49 Max x 4.70)

En-Suite Shower Room

Bedroom Two 12'0" x 9'0" (3.66 x 2.74)

Bedroom Three 12'0" x 8'7" (3.66 x 2.62)

Bedroom Four 10'2" x 8'7" (3.10 x 2.62)

Family Bathroom

#### EXTERIOR

APPROXIMATELY ONE ACRE (UNMEASURED).

The property is set in an elevated position with shingle driveway leading to the house, parking area and stables/hay store. The remainder of the gardens are lawned with mature borders, oil tank and cesspool. The property is set in a secluded position with open views across open countryside.

#### Directions

Great Gibcracks Chase is an unmade turning off the East Hanningfield Road in between the village of East Hanningfield and Howe Green, Sandon.

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 Notes, Money Laundering & Referrals

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.

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

#### Ground Floor



#### First Floor



Total area: approx. 1579.0 sq. feet

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Plan produced using PlanUp.