



**Church  
Hawes**  
churchandhawes.com

**Benson Close, Burnham-on-Crouch, Essex CM0 8GP**  
**£1,300 Per month**

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Available Now. Two-bed semi detached property set on a quiet, no through turning of similarly sized properties away from the main road on the Corinthian Place development on the outskirts of Burnham.

The first floor offers two bedrooms and a family bathroom whilst the ground floor offers a kitchen, lounge/diner and cloakroom.

Externally, the property enjoys a beautifully landscaped rear garden and off road parking is on offer to the side of the property via a block paved driveway. Energy Rating B.



**FIRST FLOOR:****LANDING:****BEDROOM 1: 12'10 x 8'5 (3.91m x 2.57m )**

Two double glazed windows to rear, radiator.

**BEDROOM 2: 12'10 x 9'7 (3.91m x 2.92m )**

Two double glazed windows to front, radiator.

**BATHROOM:**

Heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and pedestal wash hand basin with tiled splashback and wall mounted cabinet over, part tiled walls, tiled floor, extractor fan.

**GROUND FLOOR:****ENTRANCE HALLWAY:**

Doors to:

**CLOAKROOM:**

Obscure double glazed window to side, radiator, 2 piece white suite comprising corner pedestal wash hand basin with tiled splashback and close coupled wc, tiled floor, extractor fan.

**KITCHEN: 10'1 x 5'10 (3.07m x 1.78m )**

Double glazed window to front, extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer stainless steel sink unit, built in 4-ring electric hob with extractor hood over and oven below, integrated fridge/freezer, washing machine and dishwasher, matching upstands, under unit lighting, wood effect floor.

**LIVING/DINING ROOM: 14'4 x 12'10 (4.37m x 3.91m )**

Double glazed French style doors opening onto rear garden with double glazed windows either side, radiator.

**EXTERIOR:****REAR GARDEN:**

Landscaped rear garden.

**FRONTAGE:**

Block paved driveway providing off road parking for 2/3 vehicles, side access gate to rear garden.

**COUNCIL TAX BAND:**

This property is Tax Band C.

**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 & 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.

**BURNHAM-ON-CROUCH:**

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

**LETTINGS INFORMATION:**

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check THIS WILL BE CARRIED OUT ONLINE.

So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, 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, PET /ALTERATIONS/WORKS request forms, 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.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be taken against the Rent payable. This will be requested via our Platform partner Goodlord.

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.

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.

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 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.

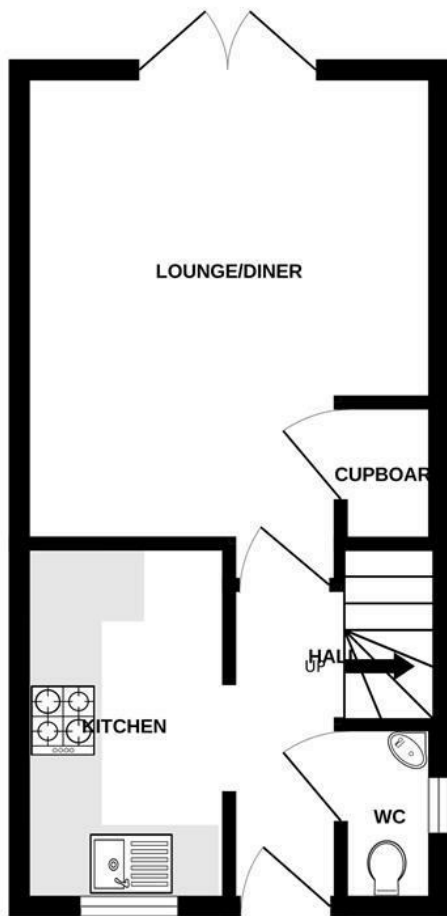
**CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.**

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](mailto:lettings@churchandhawes.com).

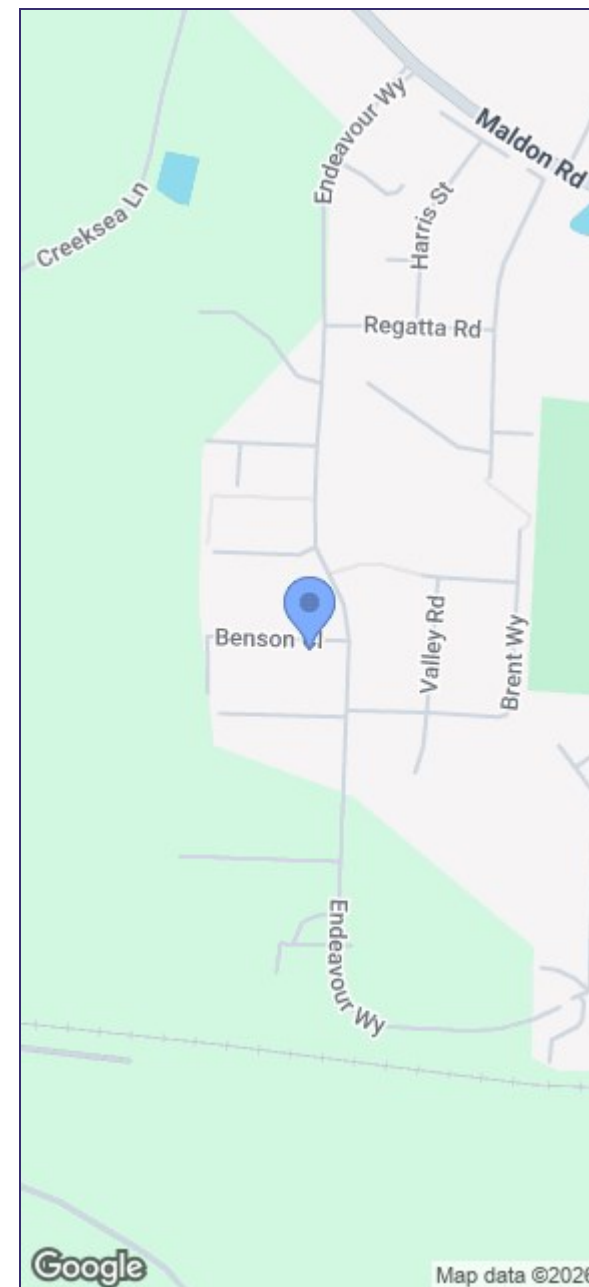
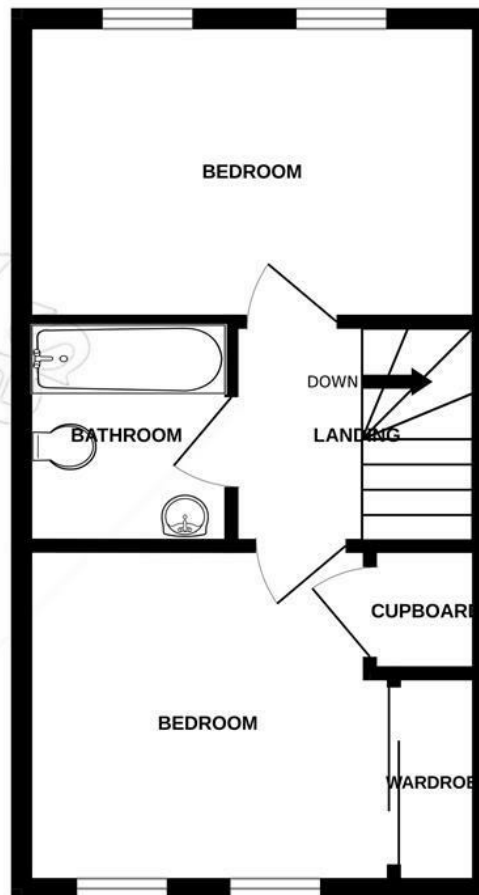




GROUND FLOOR



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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