



**Church
Hawes**
churchandhawes.com

Galahad Close, Burnham-on-Crouch, Essex CM0 8EP
£1,500 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AVAILABLE Immediately is this very well presented three bedroom family home located down a popular quiet cul-de-sac just a short walk from the railway station, doctors surgery and other local amenities. As well as the three bedrooms accommodation comprises a lounge/diner, kitchen with new appliances, conservatory and a family bathroom. Externally there is a low maintenance rear garden and single garage with driveway parking. Energy Efficiency Rating: C. Council Tax Rating: C.

FIRST FLOOR: BEDROOM 1:

13'7" x 8'2" (4.14 x 2.49)

Double glazed window to front and rear, radiator.

BEDROOM 2:

10'6" x 6'2" (3.20 x 1.88)

Double glazed window to front, storage cupboard housing combination boiler, radiator.

BEDROOM 3:

8'7" x 7'5" (2.62 x 2.26)

Double glazed window to front, radiator.

BATHROOM:

Obscure double glazed window to rear, three piece white suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin, tiled walls and flooring, extract fan, radiator.

LANDING:

Double glazed window to rear, access to loft space, staircase to:-

GROUND FLOOR: ENTRANCE HALL:

Part glazed entrance door to front and double glazed window to front, radiator, laminate floor, door to:-

LOUNGE/DINER:

14'8" x 13'7" (4.47 x 4.14)

Double glazed bay window to front, laminate flooring, radiator, double glazed sliding doors to:-

CONSERVATORY:

17'4" x 7'10" (5.28 x 2.39)

Sliding doors to rear and side, tiled floor, radiator.

KITCHEN:

14'10" x 8'5" (4.52 x 2.57)

Double glazed window to front and rear, radiator, part glazed door to conservatory, single stainless steel sink with drainer set into roll edge work surfaces, extensive range of wall and base mounted units with drawer pack, freestanding oven with extractor over, space and plumbing for washing machine and dishwasher, tiled splash backs, tiled floor, understairs storage cupboard.

EXTERIOR: FRONT:

The front of the property is shingled with planted shrubs and to the side of the property there is a driveway which also serves the garage.

GARAGE:

Single up and over door to front, power and light connected.

REAR GARDEN:

Access via side gate, commencing with a staggered patio seating area, the remainder is mainly laid to lawn with panted trees and shrubs, timber storage shed, outside water tap.

COUNCIL TAX BAND:

Tax Band C.

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: 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.

Lettings Information For Tenants BOC

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.



