



Glebe Way, Burnham-On-Crouch , Essex CM0 8QJ
£1,800 PCM

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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AVAILABLE IMMEDIATELY is this detached family home situated on the outskirts of Burnham, yet just a short walk from its railway station which offers direct links into London Liverpool Street. Generous living accommodation includes four good size bedrooms and a family bathroom to the first floor while the ground floor comprises a spacious entrance hall, kitchen with appliances to remain, cloakroom and 'L' shaped living/dining room. Externally there is a low maintenance shingled rear garden and block paved frontage providing off road parking for several vehicles and access to a garage. Energy Rating E.



FIRST FLOOR - LANDING:

Double glazed window to side, access to loft space, return staircase to ground floor, doors to:

BEDROOM 1: 11' x 9'5 (3.35m x 2.87m)

Double glazed window to rear, radiator, built in double wardrobe, airing cupboard housing hot water cylinder.

BEDROOM 2: 11'11 x 10'10 (3.63m x 3.30m)

Double glazed window to rear, radiator.

BEDROOM 3: 10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 4: 9'6 x 9'1 (2.90m x 2.77m)

Double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure glazed window to side, radiator, 3 piece white suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin, wall mounted cabinet, tiled walls, wood effect floor, extractor fan, built in narrow storage cupboard.

GROUND FLOOR - ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, built in storage cupboard, staircase to first floor, doors to:

KITCHEN: 10'9 x 9'3 (3.28m x 2.82m)

Obscure double glazed entrance door to side, double glazed window to front, extensive range of matching wall and base mounted storage units with drawer packs, roll edged work surfaces with inset 1 1/2 bowl stainless steel sink/drain unit, built in 4-ring gas hob with extractor hood over, built in eye level double oven with warming drawer below, washing machine, dish washer and fridge/freezer to remain, matching cupboard housing boiler, part tiled walls.

CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece suite comprising close coupled wc and wash hand basin with tiled splash back and storage cupboard below, wood effect flooring.

LIVING/DINING ROOM: 22'2 x 11'10 > 18'4 x 9'7 (6.76m x 3.61m > 5.59m x 2.92m)

'L' shaped room with double glazed French style doors opening onto rear garden, double glazed window to rear, small double glazed window to side, 2 radiators, small built in storage cupboard.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly shingled with shrub beds and borders, side access path to gate leading to:

FRONT:

Paved frontage.

GARAGE:

Up and over door to front, power and light connected.

COUNCIL TAX BAND:

Tax Band D.

LETTINGS INFORMATION FOR TENANTS:

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.

LETTINGS 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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Tenants should satisfy themselves as to the property's condition and features during their viewing.









