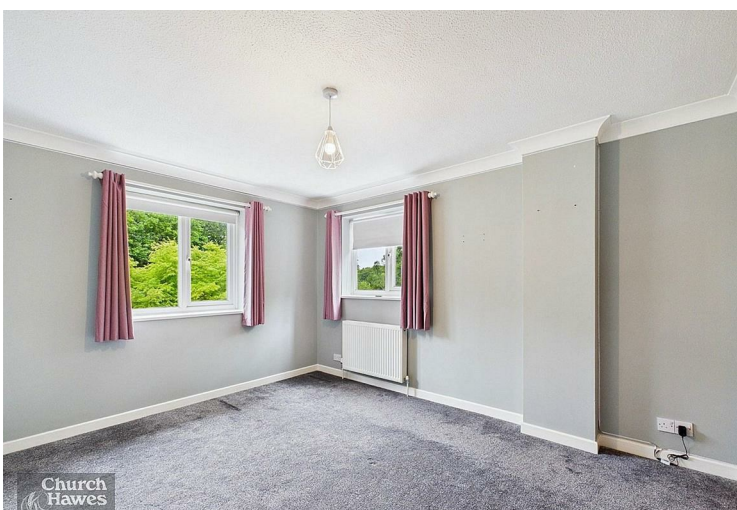
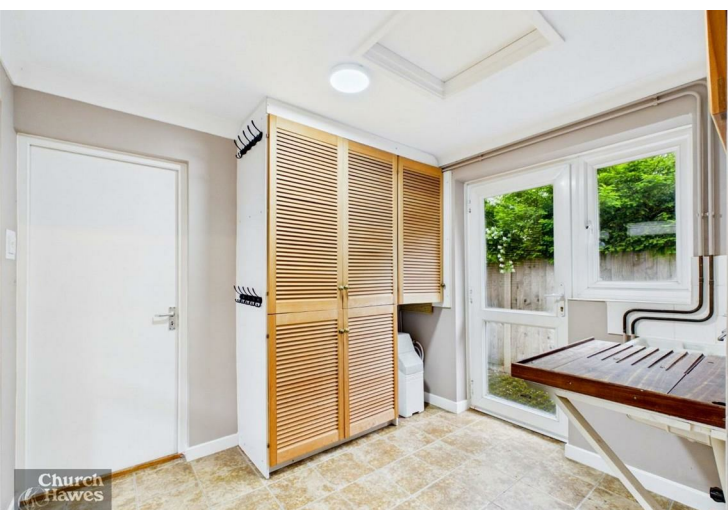
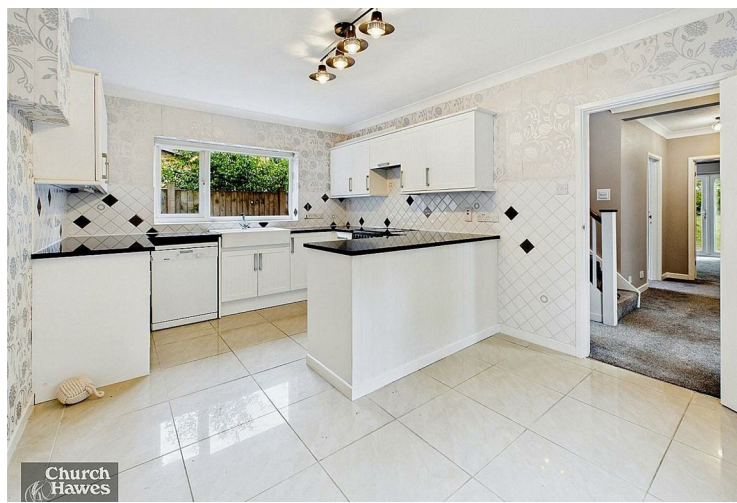
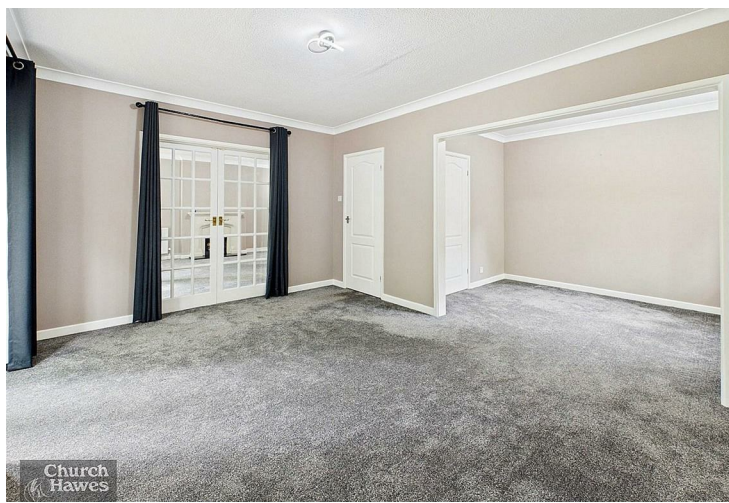




Martingale Fir Tree Lane, Little Baddow , Essex CM3 4SS
£2,400 PCM

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

ON LINE ENQUIRES ONLY. Available to let immediately. Situated along one of Little Baddow's most favoured private lanes is this detached family residence. Fir Tree Lane is a leafy private road comprising of mostly substantial detached homes. Danbury village centre with its many amenities is less than a mile away. The property offers very spacious accommodation including four double bedrooms, two bathrooms & three reception rooms. There is also a kitchen, utility and cloakroom. Externally the house is set back from the road and affords a lovely and most private southerly facing rear garden and a double garage. Energy rating E.

Location Note

Little Baddow is a most desired elevated village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust woodlands, conservation and areas of natural beauty. There is a wide range of schools in the district, both in the public and private sector. Nearby preparatory schools are Heathcote School of Danbury and Elm Green School, Little Baddow. State schools include Danbury Park Community School (Outstanding by Ofsted) and St Johns C of E primary school.

Danbury village provides a good range of village stores as well as a library, dentists, doctors surgery plus a sports and leisure centre with a gym. A wider collection of shopping facilities can be found in the city of Chelmsford just 6 miles to the west. There are frequent direct trains to London Liverpool Street from the mainline station in Chelmsford as well as easy access to the national motorway network via the nearby A12 & A130. There is a bus stop ideal fro school children use situated at the beginning on the lane on The Ridge.

FIRST FLOOR

Bedroom One 14'10 x 11'4 (4.52m x 3.45m)
Views over the rear garden

Bedroom Two 13' x 11'2 (3.96m x 3.40m)
Views over the rear garden.

Bedroom Three 13' x 101'10 (3.96m x 31.04m)

Bedroom Four 11'6 x 7'10 (3.51m x 2.39m)

First Family Shower Room/wc

Second Shower Room/wc

GROUND FLOOR

Entrance Porch & Entrance Hall

Cloakroom

Sitting Room 19'6 x 14'9 (5.94m x 4.50m)
Dual aspect room and a lovely open fireplace with stone surround.

Dining Room 15' x 11'2 (4.57m x 3.40m)
Door to rear garden and double French style doors to the Sitting Room. Open plan to:

Study Area 10' x 8' (3.05m x 2.44m)

Kitchen/Breakfast Room 15'10 x 11' (4.83m x 3.35m)

Utility Room 9'2 x 8' (2.79m x 2.44m)
Door to Garage, door to front garden and door to side passageway.

EXTERIOR

The plot measures approx. 200' (61m) depth in total.

Front

Brick driveway for numerous vehicles.

Double Garage 18'4 x 17'8 (5.59m x 5.38m)
Electric door. Door to Utility Room.

Southerly Facing Rear Garden approx 100' (approx 30.48m)
Access along both sides of the house to front.

Lettings Agent Note

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.

Agents Notes, Money Laundering & Referrals

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.

