www.churchandhawes.com
156 Station Road, Burnham on Crouch,
Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

2 Rosie Cottage 50a High Street, Southminster, Essex CM0 7AY
£1,300 PCM

AVAILABLE EARLY SEPTEMBER ONLINE ENQUIRIES ONLY**
Two bedroom mid terraced, highly energy efficient property with two private parking spaces to the rear. The property is appointed to an exceptional standard throughout. Internal features include a fully fitted kitchen with appliances, engineered oak flooring throughout the ground floor with under floor heating, a modern bathroom suite and two first floor bedrooms. (Photographs taken before current tenant moved in).
The property is located in a convenient position, offering easy access to local amenities including shops, doctors and Southminster's railway station which has direct links to London Liverpool Street. Non-smokers only. Energy Rating B.

FIRST FLOOR:

LANDING:
Access to loft space, staircase down to ground floor, inset downlights, doors to:

BEDROOM 1: 14'7" x 10'9" (4.47m x 3.28m)
Double glazed window to rear, radiator.

BEDROOM 2: 14'8 x 8'7 < 6'2 (4.47m x 2.62m < 1.88m)
Two double glazed windows to front, radiator.

BATHROOM: 7'2" x 7'10" (2.2 x 2.4)
Chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, wood effect floor, inset downlights, extractor fan, inset skylight window.

GROUND FLOOR:

ENTRANCE HALLWAY:
Obscure double glazed composite entrance door to front, staircase to first floor, under stairs storage cupboard, doors to:

CLOAKROOM:
Obscure double glazed window to front, 2 piece white suite comprising wash hand basin set on vanity unit with storage cupboard below and close coupled WC.

LIVING/DINING ROOM: 17'8" x 14'7" > 10'9" (5.41m x 4.47m > 3.30m)
Double glazed French style doors opening on to rear garden with windows either side, built in storage cupboard housing space and plumbing for washing machine and hot water cylinder, open plan to:

KITCHEN: 8'7" x 6'11" (2.62m x 2.13m)
Double glazed window to front, extensive range of wall and base mounted storage units, hob with extractor over and oven below, integrated fridge/freezer and dishwasher.

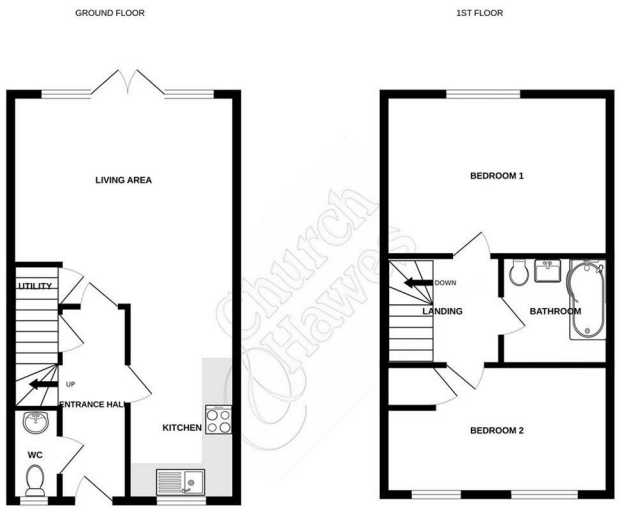
EXTERIOR:
A fenced rear garden with paved patio seating area leading to remainder which will be laid to lawn with gated access to the rear parking spaces.
Low maintenance frontage retained by a white picket gate and fence.

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.

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 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.

SOUTHMINSTER:
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

COUNCIL TAX BAND: C



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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