



Endeavour Way, Burnham-on-Crouch , Essex CM0 8FY
£1,300 PCM

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****ONLINE ENQUIRIES ONLY**** Available Now ****Immaculate Two-Bedroom Home in the Sought-After Corinthian Place Development.**

The ground floor features an inviting entrance hall, a modern fitted kitchen, a cloakroom and a spacious rear living/dining room ideal for entertaining. Upstairs, are two generously sized double bedrooms, each boasting its own en-suite bath or shower room.

Outside, the home enjoys an impressive rear garden, an attractive frontage and a private driveway with off-road parking, including an electric car charging point.

Further benefits include gas central heating and double glazing throughout.

Energy Rating B.



FIRST FLOOR:

LANDING:
Double glazed window to side, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 11'6 x 10'6 (3.51m x 3.20m)
Double glazed window to front, radiator, built in wardrobe, door to:

EN-SUITE BATHROOM:
Obscure double glazed window to front, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, tiled walls and floor, extractor fan.

BEDROOM 2: 13'5 x 8'8 (4.09m x 2.64m)
Double glazed window to rear, radiator, access to loft space, door to:

EN-SUITE SHOWER:
Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower cubicle with sliding glass door and screen, pedestal wash hand basin and close coupled wc, tiled walls and floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:
Composite entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

KITCHEN: 10' x 7'10 (3.05m x 2.39m)
Double glazed window to front, extensive range of grey gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, fridge/freezer, washing machine and dishwasher to remain, wood effect floor.

LIVING/DINING ROOM: 15'2 x 13'11 (4.62m x 4.24m)
Double glazed French style doors and windows to rear with matching side light windows, radiator, built in under stairs storage cupboard.

EXTERIOR:

REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, at rear is a further shingled seating area, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:
Block paved driveway providing off road parking for several vehicles and an electric car charging point, side access gate into rear garden.

COUNCIL TAX BAND:
Tax Band C.

LETTINGS INFORMATION:
You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the

"Renters Rights Act"

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, 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, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM 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, we usually receive approval within two or three working days but please allow at least seven.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved.

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.

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. A 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.

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. At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

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:
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

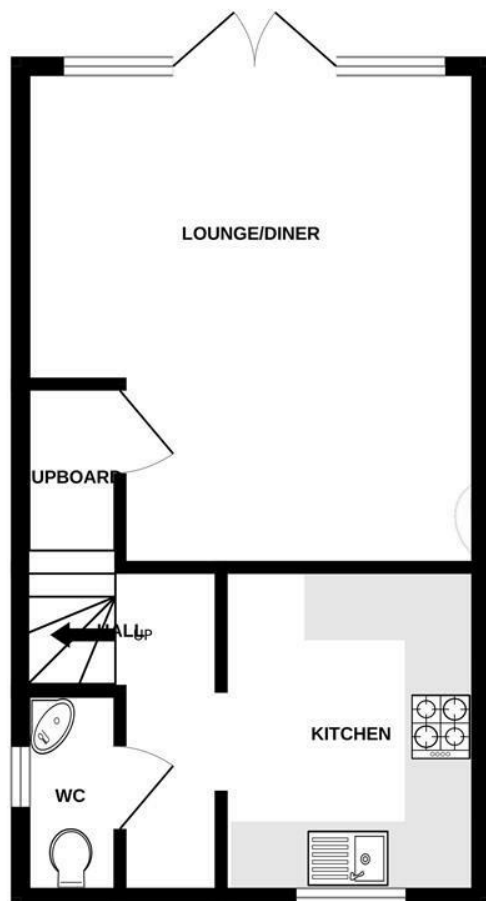
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

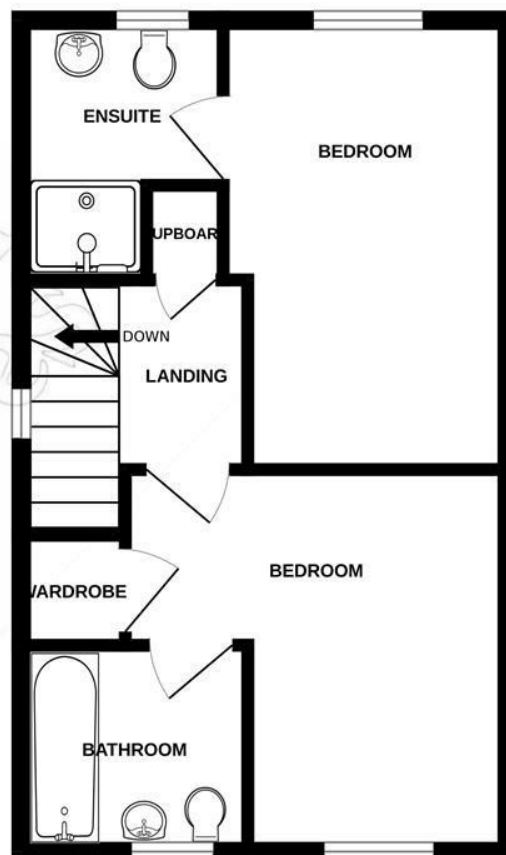




GROUND FLOOR



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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