



28 Burnham Road, Latchingdon , Essex CM3 6EU
 £1,700 PCM

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

ON LINE ENQUIRES ONLY. AVAILABLE EARLY - MID SEPTEMBER! IF YOU ARE LOOKING FOR A FOUR BEDROOM DETACHED FAMILY HOME WITHIN A VILLAGE LOCATION THEN LOOK NO FURTHER! Featuring accommodation comprising of EN-SUITE FACILITIES to the master bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor the property boasts lounge plus ding room and kitchen. Externally the property boasts AMPLE OFF ROAD PARKING via the driveway plus garage and rear garden. Council Tax Band D. Energy Efficiency Rating D.

Bedroom 1 11' x 11'2 (3.35m x 3.40m)
Double glazed window to front, radiator, coved to ceiling, door to:

En-Suite
Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

Bedroom 2 12' x 9'3 (3.66m x 2.82m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 9' x 8'2 (2.74m x 2.49m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 4 7'11 x 6'1 (2.41m x 1.85m)
Double glazed window to front, radiator, coved to ceiling.

Bathroom
Radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled to walls.

Landing
Airing cupboard, access to loft space, stairs down to:

Entrance Hallway
Entrance door to front, coved to ceiling, doors to:

Cloakroom/W.C
Obscure double glazed window to front, low level w.c, wash hand basin, coved to ceiling.

Lounge 17'7 x 11'4 (5.36m x 3.45m)
Double glazed window to front, radiator, feature fireplace, coved to ceiling, through to:

Dining Room 11'6 x 8'11 (3.51m x 2.72m)
French doors to rear to garden, radiator, coved to ceiling.

Kitchen 14'7 x 8'8 (4.45m x 2.64m)
Double glazed window to rear, door to side leading to garden, radiator, space for fridge/freezer, built in double oven, four ring hob, extractor hood, space for dishwasher, range of fitted base and wall mounted units.

Rear Garden
Patio area, outside tap, fenced to boundaries, access to front via gate, personal door to:

Frontage
Driveway (shared access) providing ample off road parking leading to:

Garage
Up and over door to front, wall mounted boiler.

Agents Lettings Notes
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. This will be requested via our Platform partner Goodlord.

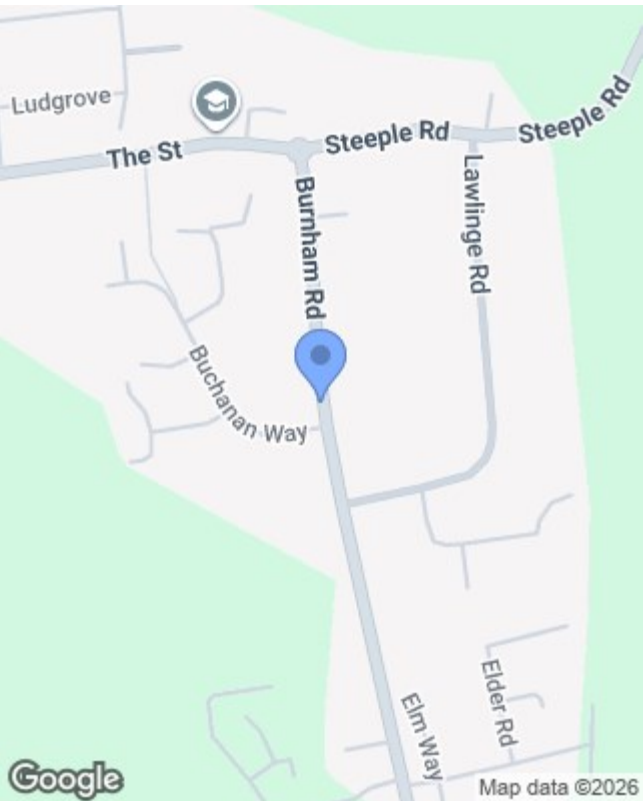
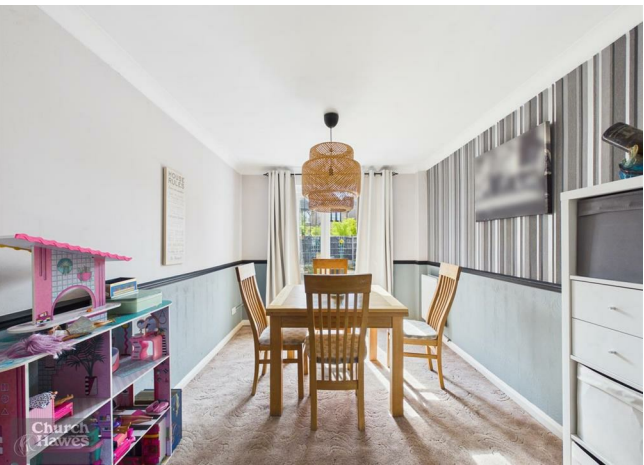
One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 pcm x 12 = £12,000 divided by 52 = £230.77 holding deposit.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
999.62 ft²
92.87 m²

Reduced headroom
15.64 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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