



3 Vica Cottages North Hill, Little Baddow , Essex CM3 4TW
£1,600 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

MODERNISED ROW OF TERRACE COTTAGES IN SOUGHT AFTER LOCATION... Set deep in the heart of Little Baddow close to Papermill Lock are three extended and converted terrace cottages. The accommodation now offers bright spacious airy rooms, all having undergone complete refurbishment to bring them into the 21st century. The cottages comprise of 2 or 3 bedrooms, all with open plan downstairs living space, modern kitchens, bathrooms and modern décor throughout. Externally all of the properties benefit large rear gardens and parking to front. Mainline stations at Hatfield Peverel and Chelmsford are within easy reach. Danbury village centre which offers a host of amenities such as doctors, dentists, supermarkets, schools and other smaller boutiques is also close by Energy rating D. Available now.

FIRST FLOOR

Bedroom One 11'11 x 9'3 (3.63m x 2.82m)
Window to front. Radiator. Loft access

Bedroom Two 12'3 x 8'3 (3.73m x 2.51m)
Window To front. Radiator.

Landing
Window to rear. Radiator. Door to W.C. (Obscured window to rear. W.C. Wash hand basin in vanity unit. Tiled floor.)

GROUND FLOOR

Open Plan Lounge/Kitchen/Diner 26'7 x 18'1 (8.10m x 5.51m)
Modern fitted kitchen with units to eye and base level. Wall mounted gas combi boiler. Solid wood work surface with inset hob with extractor over & sink. Integrated electric oven and dishwasher. Under stairs cupboard. Radiators. Engineered wooden flooring. Space and plumbing for american style fridge freezer. Stairs to first floor. door to:

Family Bathroom
Obscure window to rear. Fully tiled. Four piece suite comprising enclosed panelled bath with mixer tap and shower attachment over. W.C. Wash hand basin built into vanity unit with storage under.
Corner shower cubicle with rainfall shower head and wall mounted shower controls. Heated towel rail. Tiled floor.

EXTERIOR

Rear Garden 80' (24.38m)
Patio area. Outside tap. Outside power point.

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.

