

King Edward Avenue, Burnham-on-Crouch , Essex CM0 8NU

£1,300 PCM

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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AVAILABLE NOW is this two bedroom detached bungalow, located within this favourable non estate location on the outskirts of the town. Additional accommodation includes a spacious living room, bathroom and kitchen.
This detached bungalow is well presented and is available now for viewings.
Externally the property enjoys mature gardens, car port and off road parking.
Online Application Only.
Energy Rating E.







Entrance Hall
Double glazed entrance door, radiator, doors to:

Bedroom 1 12'0" x 12'0" (3.66 x 3.66)
Double glazed bay window to the front, radiator.

Bedroom 2 12'0" x 12'0"` (3.66 x 3.66`)
Double glazed bay window to the front, radiator.

Bathroom
Obscure double glazed window to the rear, heated towel rail, tiled walls and flooring, three piece suite comprising close coupled wc, wash hand basin & panelled bath with mixer taps, shower attachments and screen.

Kitchen 11'4" x 10'5" (3.45 x 3.18)
Double glazed window and door to the rear, radiator, wall mounted gas fired boiler, range of matching base & wall units, stainless steel sink unit, space for washing machine and cooker (can be supplied if required).

Living Room 14'5 x 12' (4.39m x 3.66m)
Double glazed windows to the rear & side, radiator, feature fireplace.

Exterior-Rear
Mature garden which is mainly lawned, with three storage sheds and screened yard area.

Frontage
In & out driveway provides off road parking for several vehicles and leads to the double length car port to the side.

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.

Council Tax Band:
Tax Band D.

Agents Notes:
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.

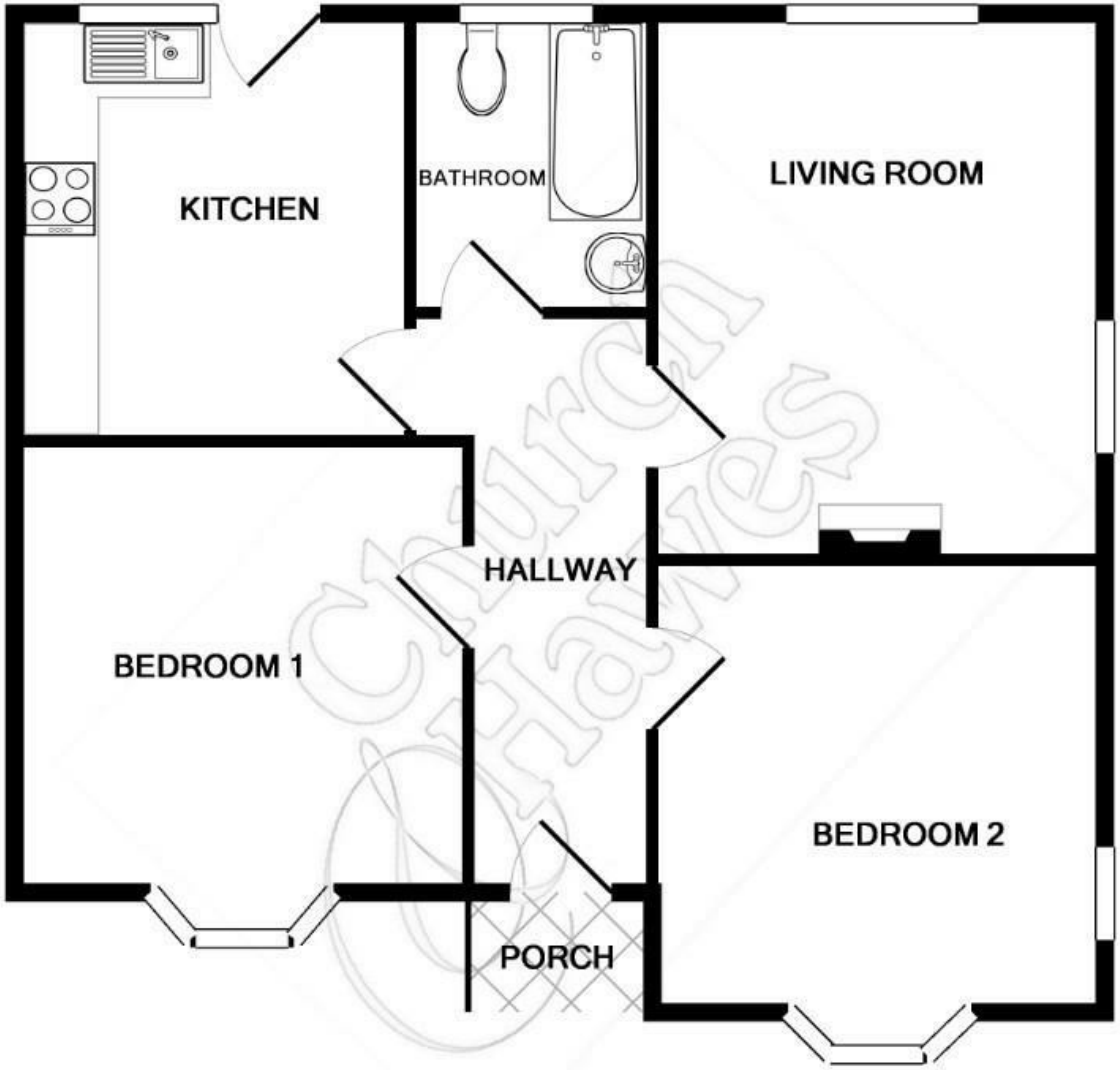
Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Tenants should satisfy themselves as to the property's condition and features during their viewing.

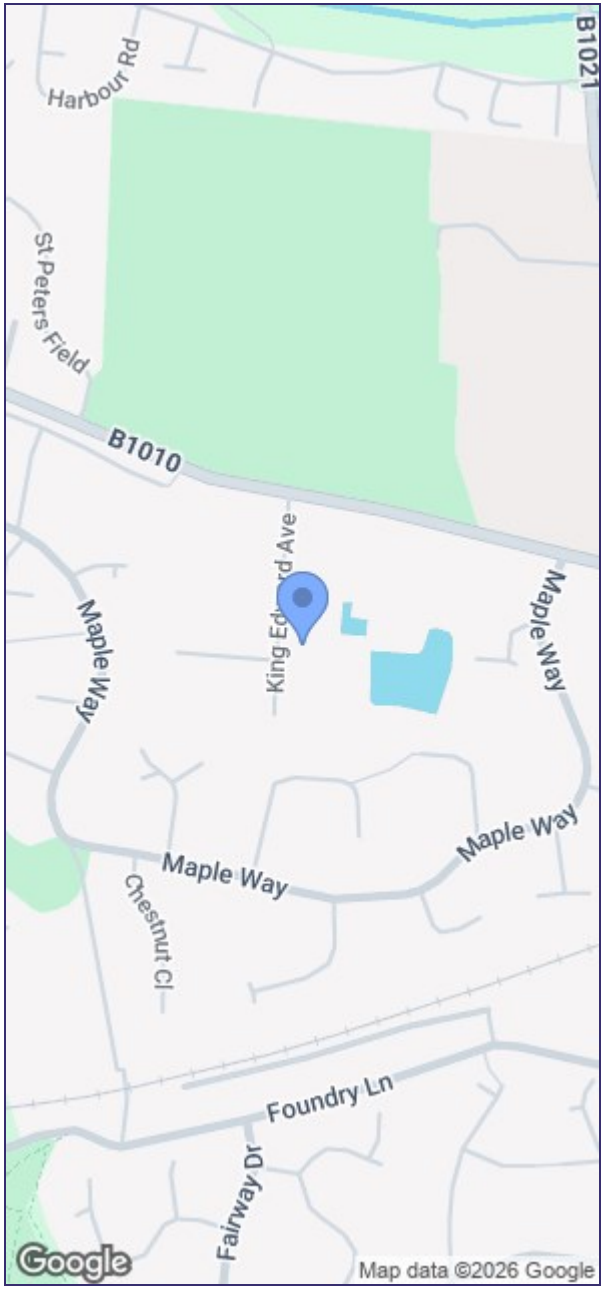












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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