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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



14 Culver Rise, South Woodham Ferrers, Essex CM3 5WG

£750 Per month

A well-presented studio apartment available to rent in South Woodham Ferrers for £750 per month.

The property offers a comfortable open-plan living space, along with a fitted kitchen and a private bathroom. Ideal for a single professional or anyone looking for a convenient and affordable home.
EPC Rating C. Council Tax Band A.







Living Room 14'7" x 10'0" (4.47 x 3.05)
Living area/bedroom in studio style layout.

Bathroom 1.91 X 1.75
Fitted bathroom with WC, bath with shower over the bath and hand basin.

Kitchen 7'4" x 5'1" (2.24 x 1.57)
Fitted kitchen with ample storage.

TENANTS LETTING 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.



