

Ship Road, Burnham-on-Crouch , Essex CM0 8JX

£1,500 PCM

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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AVAILABLE IMMEDIATELY Positioned favourably within the heart of Burnham, just off it's historic High Street, is this detached property. Living accommodation commences on the ground floor with a light and airy living room with access to a ground floor cloakroom and opening to the rear with an impressive refitted 'Shaker' style kitchen/diner. The first floor is then served by an equally impressive landing area leading to two double bedrooms and a family bathroom with four piece white suite. Externally, the property enjoys a low maintenance rear garden while off road parking is on offer to the side of the house. In order to pass credit referencing for this property you would need to have annual income in excess of £45,000. Early viewing advised. Energy Rating B.







FIRST FLOOR:

LANDING:
Access to loft space, solid oak staircase down to ground floor with double glazed window to rear, engineered oak floor, doors to:

BEDROOM 1: 12'1 x 12'1 (3.68m x 3.68m)
Two double glazed windows to front and one to side, inset downlights, air conditioning/heater unit, engineered oak floor, open to recessed area ideal for desk unit.

BEDROOM 2: 12' x 9' (3.66m x 2.74m)
Double glazed windows to side, engineered oak floor, inset downlights, air conditioning/heater unit.

FAMILY BATHROOM:
Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, free standing roll top bath with mixer tap attachment, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

LIVING ROOM: 21'6 x 13'7 (6.55m x 4.14m)
Part obscure glazed composite entrance door with side light window, 2 double glazed windows to front, built in storage cupboard, staircase to first floor, wood floor, air conditioning/heater unit, door to cloakroom, open plan to kitchen/diner, inset downlights.

CLOAKROOM:
Two piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, tiled floor, inset downlights, extractor fan.

KITCHEN/DINER: 21'1 max x 15'10 > 8'7 (6.43m max x 4.83m > 2.62m)
Double glazed bifold doors off dining area opening to rear garden, double glazed windows to side and rear from kitchen, refitted kitchen comprising extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring electric hob, built in eye level double oven, integrated fridge/freezer, dishwasher and washing machine, air conditioning/heater unit, storage cupboard housing boiler, continuation of wood floor.

EXTERIOR - REAR GARDEN:
Low maintenance courtyard garden which is paved throughout, timber summer house/storage shed, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:
Block paved driveway providing off road parking to side, access gate into rear garden.

COUNCIL TAX BAND:
Tax Band D.

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.

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.

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.

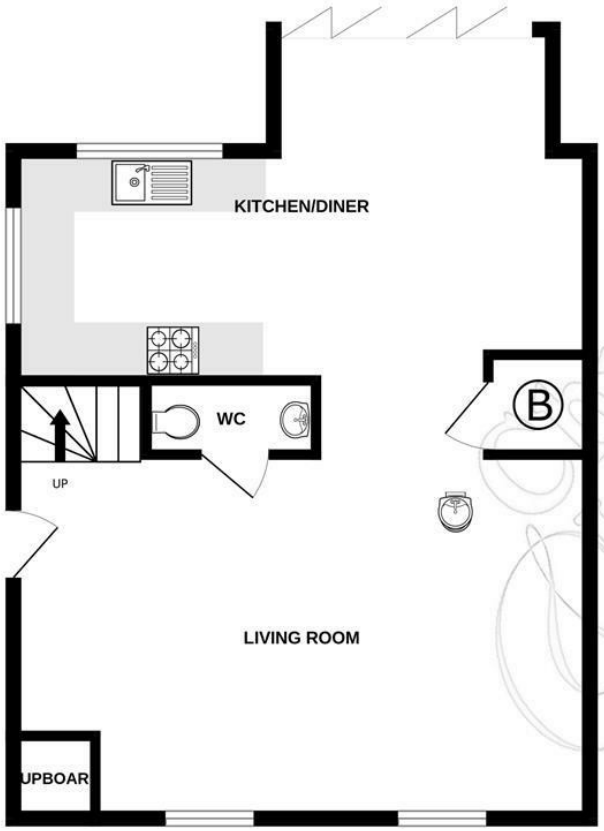




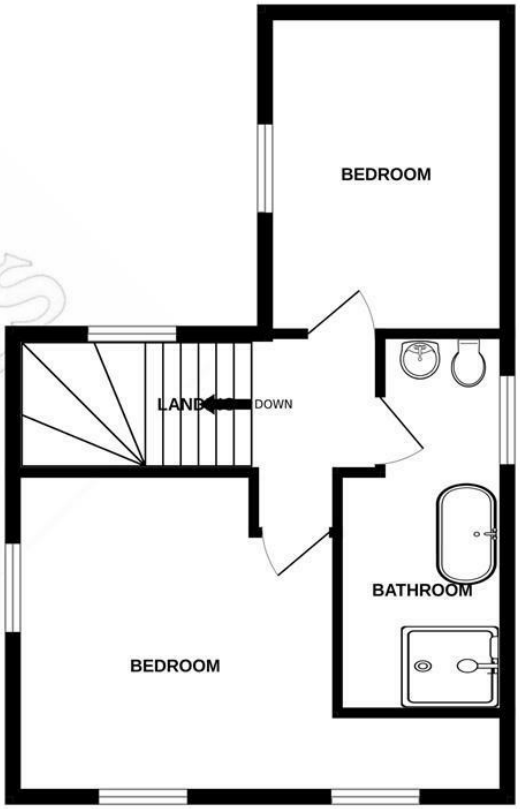


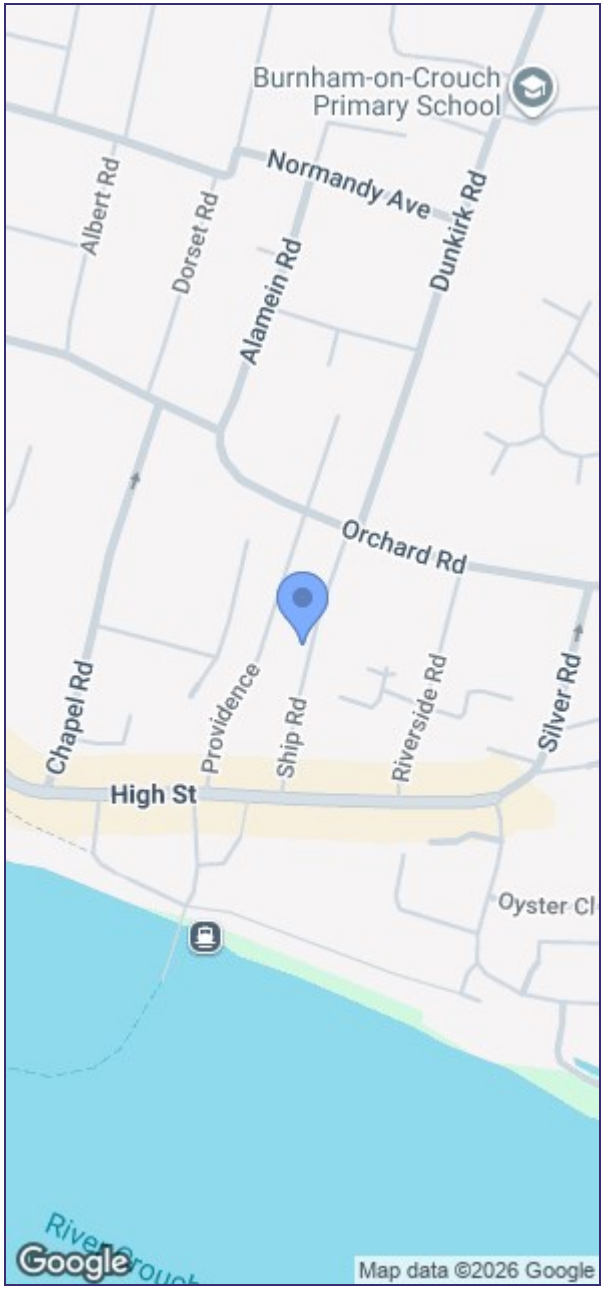


GROUND FLOOR



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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