



South Street, Tillingham , Essex CM0 7TJ  
£1,750 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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**\*\* AVAILABLE IMMEDIATELY \*\*** An attractive Grade II Listed Essex weather boarded very well presented fully detached cottage located in the heart of this picturesque semi rural village. Believed to date back some 400 years is this deceptively spacious detached character residence. Living accommodation comprises four first floor bedrooms with a re fitted bathroom and separate wc. The ground floor offers an entrance reception room, living room, kitchen and dining room. Externally there is a **SMALL LOW MAINTENANCE COURTYARD GARDEN**. The property boasts many period features one would expect including exposed beams and brickwork, open fireplace and sash windows. The cottage is situated within close proximity to local pubs, school and local shop and only 10 minutes drive away you can find Southminster's railway station with direct links to London Liverpool Street. The property is worthy of viewing at your earliest convenience to fully appreciate the size, standard and location on offer. Pets considered. Energy Rating E.





FIRST FLOOR:

**BEDROOM ONE: 13'1 x 9'7 (3.99m x 2.92m)**

Sliding sash window to front, fitted bedroom furniture including two single wardrobes with overhead storage cupboards. further double built in wardrobe, wall mounted electric heater.

**BEDROOM TWO: 12'6 x 9'7 (3.81m x 2.92m)**

Sliding sash window to front, two single wardrobes with overhead storage, matching dressing table and mirrored wall, wall mounted electric heater.

**BEDROOM THREE: 10'4 x 7'7 (3.15m x 2.31m)**

Sliding sash window to front, fitted triple wardrobe, wall mounted electric heater.

**BEDROOM FOUR: 8'11 x 6'10 (2.72m x 2.08m)**

Sliding sash window to rear, wall mounted electric heater, pedestal wash hand basin.

**BATHROOM:**

Obscure sliding sash window to rear, re fitted three piece white suite comprising panelled bath with shower over, close coupled wc, pedestal wash hand basin, part tiled walls, tiled flooring, exposed beams, heated towel rail.

**SEPARATE WC:**

Obscure sliding sash window to side, close coupled wc, tiled flooring.

**LANDING:**

Access to two separate loft spaces, built in airing cupboard housing hot water cylinder, further built in storage cupboard, exposed beams, staircase to:-

**GROUND FLOOR:**

**ENTRANCE RECEPTION AREA: 9'9 x 7'4 (2.97m x 2.24m)**

Part glazed timber door to side, parquet flooring, staircase to first floor, exposed beams, door to kitchen and opening to:-

**LIVING ROOM: 15'8 x 12'10 (4.78m x 3.91m)**

Two sliding sash windows to front, exposed ceiling and wall beams, ceiling high red brick 'Inglenook' fireplace with inset wrought iron grate set on brick hearth and oak beam over, continuation of restored parquet flooring, electric wall mounted heater.

**KITCHEN/BREAKFAST ROOM: 16'8 x 10'2 (5.08m x 3.10m)**

Fully glazed door to courtyard, further windows to rear and side, under stairs storage cupboard, kitchen comprising one and half bowl sink unit set in roll edge work surfaces, space for freestanding oven and hob, range of matching wall and base mounted units with display cabinets and open end units, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, exposed brickwork, part tiled walls, built in under stairs storage cupboard, tiled flooring, door to:-

**DINING ROOM: 12'2 x 9' (3.71m x 2.74m)**

Part glazed stable door to front, bay window to front, wall mounted electric heater, part exposed brick walls, tiled flooring. It is understood this room used to be a shop, and could still be used as such if required.

**EXTERIOR- FRONT:**

A block paved frontage with iron fencing surrounding.

**COURTYARD REAR GARDEN:**

A low maintenance walled rear courtyard which is block paved, side access gate leading to front.

**VILLAGE OF TILLINGHAM:**

The village of Tillingham lies within the Maldon District and is situated midway between Burnham-on-Crouch on the River Crouch and St. Lawrence Bay on the River Blackwater, both of which are havens for the sailing enthusiast. Tillingham is a vibrant village and includes a Church of England primary school, two village pubs, a medical centre, local convenience store and the Church of St. Nicholas which has long associations with St. Paul's Cathedral, London. Rail services can be found at Southminster, Burnham and South Woodham Ferrers. South Woodham also has access onto the A130 dual carriageway connecting Southend and the A12 near Chelmsford.

**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. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**LETTINGS INFORMATION FOR TENANTS:**

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the properties which are of interest to you, usually by agreement with the owner or present tenant. Where properties are currently vacant, accompanied viewings can be arranged, usually during normal business hours. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the "Renters Rights Act"

A Homelet reference will be undertaken, this will include details of your bank, employment, (accountant, if you are self employed) personal referees and any previous landlords, they will also carry out a credit check. So as to satisfy the RIGHT TO RENT REGULATIONS, 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, REFERENCE FORMS, PET / DECORATING request forms, HOLDING DEPOSIT and the ACKNOWLEDGMENT FORM 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, we usually receive approval within two or three working days but please allow at least seven.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application, this can be converted into part payment of the actual 5 week security deposit or the initial rental payment once the references and tenancy agreement have been approved.

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.

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. A 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.

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. At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

**MONEY LAUNDERING REGULATIONS & REFERRALS:**

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**COUNCIL TAX BAND:**

Tax Band C.













GROUND FLOOR



1ST FLOOR

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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