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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



78 Lawling Avenue, Heybridge, CM9 4YD

£950

ONLINE ENQUIRIES ONLY! AVAILABLE EARLY NOVEMBER, IS THIS ONE BEDROOM GROUND FLOOR MAISONETTE WITH A GARDEN! Accommodation comprises a well proportioned Living Room accessed from the Porch. The property benefits from a re-fitted Kitchen and Shower Room with the Bedroom overlooking the private, low maintenance Rear Garden. EPC: C, Council Tax: A.







Porch
Entrance door to side, obscure glazed windows, tiled floor, door into:

Living Room
Double glazed window to front, electric wall mounted heater, door to:

Inner Hall
Full lentgth double storage cupboard housing immersion heater, wood effect floor, door to:

Shower Room
Shower unit with aquabord splash backs, wash hand basin with mixer tap, low level w.c., extractor fan, tiled floor, wall mounted electric heater.

Kitchen
Double glazed window to rear, part double glazed door to rear, fridge/freezer and cooker (to remain), range of matching units, stainless steel sink drainer unit with mixer tap set into work surface, tiled floor.

Bedroom
Double glazed window to rear, fitted storage, wall mounted electric heater.

Rear Garden
Commences with paved seating area, mainly laid to shingle with pathway extending to rear gate, raised paved seating area with storage area to the rear of fence with plastic Garden storage box.

Property Note
The current tenants have served notice and are due to leave on 31st October.

Agents Lettings Notes
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. 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.









