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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



8 Lilian Road, Burnham-On-Crouch, Essex CM0 8DT £1,200 PCM

AVAILABLE EARLY MAY! Centrally located 2 bed semi-detached cottage within walking distance of Burnham's railway station and other facilities. The deceptively spacious living space commences with a living room leading to a kitchen which in turn provides access to a cloakroom and opens to an impressive dining room with vaulted ceiling. The first floor offers two bedrooms in addition to a family bathroom. Externally is a low maintenance courtyard garden while the frontage provides off road parking for one small vehicle. Working tenants preferred. Energy Rating D.



FIRST FLOOR - LANDING:

Staircase down to ground floor, doors to:

BEDROOM 1: 12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to front, radiator.

BEDROOM 2: 10'10 x 5'2 (3.30m x 1.57m)

Double glazed window to side, radiator, access to loft space.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over, close coupled wc and pedestal wash hand basin with tiled splash back, built in over stairs storage cupboard housing combination boiler, part tiled walls, extractor fan.

GROUND FLOOR:**LIVING ROOM: 12'9 x 10'9 (3.89m x 3.28m)**

Obscure double glazed entrance door and double glazed window to front, radiator, door to:

KITCHEN: 10'9 x 9'10 (3.28m x 3.00m)

Radiator, range of matching wall and base mounted storage units and drawer pack, roll edged work surface with inset single bowl sink/drain unit, built in 4-ring electric hob with extractor hood over and oven below, washing machine, fridge/freezer and fridge, part tiled walls, open plan to dining room, doors to staircase and:

CLOAKROOM:

Two piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splash back, extractor fan.

DINING ROOM: 9'9 x 8'4 (2.97m x 2.54m)

Double glazed French style doors to side, double glazed windows to side and rear, vaulted ceiling.

EXTERIOR - REAR GARDEN:

Low maintenance courtyard garden which is paved throughout, side access gate leading to:

FRONTAGE:

Off road parking for one small vehicle.

COUNCIL TAX BAND:

Tax Band B.

LETTINGS INFORMATION:

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.

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. 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.

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

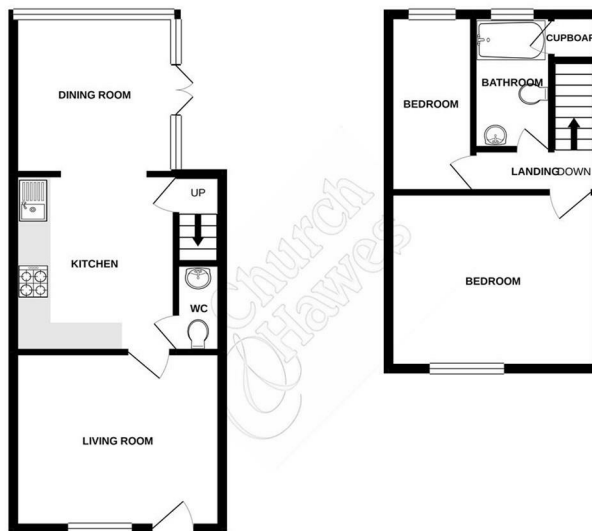
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

GROUND FLOOR

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plots, sections, areas and all other items are approximate and no responsibility is taken for any errors or omissions. The plans, for illustrative purposes only, are intended to be used as such by the prospective purchaser. The services, systems and appliances shown here are not guaranteed and are subject to their availability or efficiency can be given. Map data ©2023

