

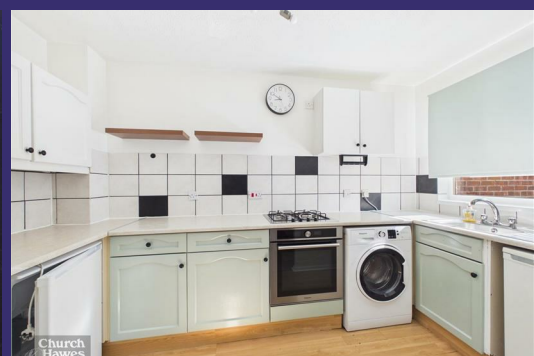


4 Curlew Close, Heybridge, Essex CM9 4YB £1,250 Per month

ONLINE ENQUIRIES ONLY!!! Welcome to this two bedroom house available to rent, ideally situated on the sought-after Saltings development in Heybridge. This well presented home offers a fantastic opportunity for those seeking convenient living, available for immediate let.

The ground floor features a welcoming open-plan living area, perfect for modern lifestyles and entertaining. Adjacent to this, you will find a separate kitchen, thoughtfully designed for practicality. Ascending to the first floor, the property boasts two well proportioned bedrooms, providing ample space for residents. A re-fitted bathroom completes the upstairs accommodation.

Externally, the property benefits from a private garden, providing a tranquil outdoor space. Further enhancing its appeal, the property includes allocated parking, ensuring convenience for residents. The Saltings development is known for its pleasant environment and good access to local amenities, making it a desirable location. Viewing is essential to fully appreciate all this delightful home has to offer. EPC C.



Bedroom 11'9 x 8'11 (3.58m x 2.72m)
Double glazed window to rear, radiator.

Bedroom 9'0 x 8'5 (2.74m x 2.57m)
Two double glazed windows to front, radiator, door to airing cupboard and further storage cupboard.

Bathroom 6'1 x 4'8 (1.85m x 1.42m)
Panelled bath with mixer tap and rainfall shower above and shower screen, low level w.c., wash hand basin with mixer tap and vanity unit, heated towel rail, tiled walls and extractor fan

Landing
Access to loft and stairs down to:

Entrance Hall
Part glazed entrance door to front, radiators fitted storage unit, wood effect flooring, open plan to:

Living Room 12'11 x 11'9 (3.94m x 3.58m)
Double glazed double doors to rear, radiator, wood effect flooring, feature brick fireplace.

Kitchen 11'6 x 5'8 (3.51m x 1.73m)
Double glazed window to front, wall mounted gas boiler, range of units, stainless steel sink drainer unit with mixer tap set into work surface, space and plumbing for washing machine, space for further under counter appliance, part tiled to walls, wood effect flooring.

Rear Garden
Seating area, mainly laid to lawn stepping stone style paving to rear also accessing timber shed.

Frontage
Area of lawn to front, pathway to entrance.

Parking
Allocated parking space.

Garage
In block, up and over door.

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.

