



Station Road, Burnham-On-Crouch, Essex CM0 8HR
£1,300 PCM

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

AVAILABLE NOW is this 2 bedroom well presented semi detached cottage located in the heart of Burnham-on-Crouch. Within close proximity you will find local shops, marina, quayside, pubs, restaurants and railway station. Internal accommodation comprises 2 first floor double bedrooms whilst the ground floor offers formal living room, open plan kitchen/dining/breakfast and family bathroom. Externally the property benefits from off road parking and an enclosed westerly facing rear garden. Early viewing comes highly advised. Energy Rating D.



FIRST FLOOR:

BEDROOM 1: 11'11 x 11' (3.63m x 3.35m)

Double glazed window to rear, radiator, feature original cast iron fireplace with surround.

BEDROOM 2: 11'11 x 10'2 (3.63m x 3.10m)

Double glazed window to front, radiator, feature cast iron fireplace, built in storage cupboard housing gas fired combination boiler.

LANDING:

Access to loft space and staircase to:

GROUND FLOOR:

LIVING ROOM: 11'11 x 12' into bay (3.63m x 3.66m into bay)

Part glazed entrance door to front, double glazed bay window to front, radiator, fireplace with tiled inlay and tiled hearth, feature surround.

INNER HALLWAY:

Door to inner hallway, stairs to first floor, opening to:

OPEN PLAN KITCHEN/BREAKFAST/DINING AREA: 19'8 x 12'2 (5.99m x 3.71m)

Two double glazed windows to side, part glazed door to rear, 2 radiators, feature cast iron fireplace with tiled inlay and tiled hearth, under stairs storage area. Kitchen area comprises single bowl/single drainer sink unit set in roll edged work surface, extensive range of wall and base mounted storage units with space and plumbing for washing machine, dishwasher, fridge/freezer, freestanding gas oven with 4-ring hob, stainless steel extractor hood over. The room benefits from an vaulted ceiling with Velux window, part tiled flooring to kitchen area, door to:

BATHROOM: 6'11 x 5'9 (2.11m x 1.75m)

Double glazed window to rear, 3 piece white suite.

EXTERNAL - FRONTAGE:

The front of the property benefits from an independent concrete driveway providing off road parking.

REAR GARDEN:

Commencing with a part paved, part decked seating area with covered pergola over, the remainder of the rear garden is predominantly laid to lawn with a concrete pathway leading to the rear boundary where there is a timber storage shed, fenced to all boundaries.

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 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. 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. 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.





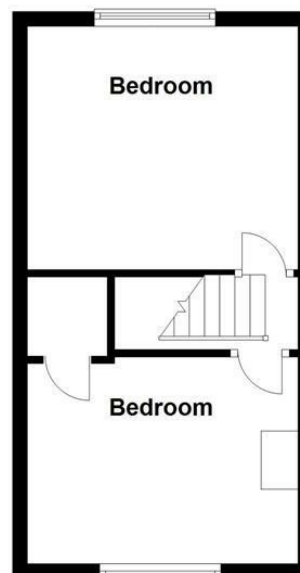
Ground Floor

Approx. 456.2 sq. feet



First Floor

Approx. 288.0 sq. feet



Total area: approx. 744.1 sq. feet

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Plan produced using PlanUp.

