



North End, Southminster , Essex CM0 7DN
£2,000 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****AVAILABLE EARLY SEPTEMBER****

Set in the ever sought after village of Southminster, within walking distance of it's High Street with array of shops, pubs, restaurants and doctors surgery in addition to it's railway station with links into London Liverpool Street, is this fully refurbished and wonderfully presented detached family home.

Wonderfully sized living accommodation commences with an entrance hall leading to cloakroom, open plan living/dining room, kitchen with impressively sized pantry cupboard and bedroom/annexe with adjoining shower room.

The first floor then offers a landing leading to yet further substantially sized accommodation comprising five bedrooms, an en-suite shower room and four piece family bathroom.

Externally, the property enjoys a superbly sized garden to the rear backing on to open fields while the frontage offers extensive off road parking and access to an integral garage with electric roller door.

(Note - photographs from before current tenant moved into property.)

Viewing strongly advised. Energy Rating C.



FIRST FLOOR:

LANDING:

Leading to:

BEDROOM ONE: 18'1 x 10'7 (5.51m x 3.23m)

EN-SUITE: 7'7 x 5'3 (2.31m x 1.60m)

BEDROOM TWO: 11'6 x 9'2 (3.51m x 2.79m)

BEDROOM THREE: 11'6 x 8'7 (3.51m x 2.62m)

BEDROOM FOUR: 11'1 x 8'6 (3.38m x 2.59m)

BEDROOM FIVE: 10'6 x 5'3 (3.20m x 1.60m)

FAMILY BATHROOM: 8'10 x 7'3 (2.69m x 2.21m)

GROUND FLOOR:

DINING ROOM: 28'11 x 8'6 (8.81m x 2.59m)

Opening to:-

LIVING ROOM: 17'9 x 10'11 (5.41m x 3.33m)

CLOAKROOM:

KITCHEN: 23'7 x 8'10 (7.19m x 2.69m)

With impressively sized pantry cupboard.

ANNEX/BEDROOM: 23'4 x 9'8 (7.11m x 2.95m)

EN-SUITE SHOWER ROOM:

EXTERIOR:

REAR GARDEN:

Block paved seating area, remainder is mainly laid to lawn backing on to open fields.

FRONTAGE:

Shingled driveway providing extensive off road parking, side access to rear garden and access to:-

INTEGRAL GARAGE:

Electric roller shutter door to front.

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.

COUNCIL TAX BAND:

Tax Band E.

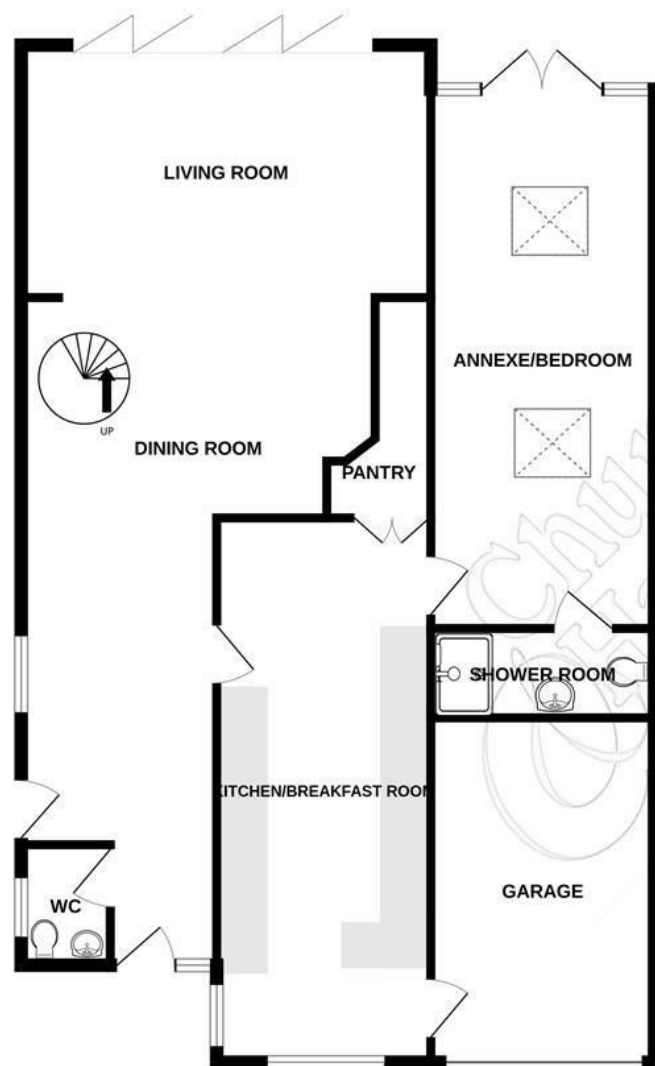
SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

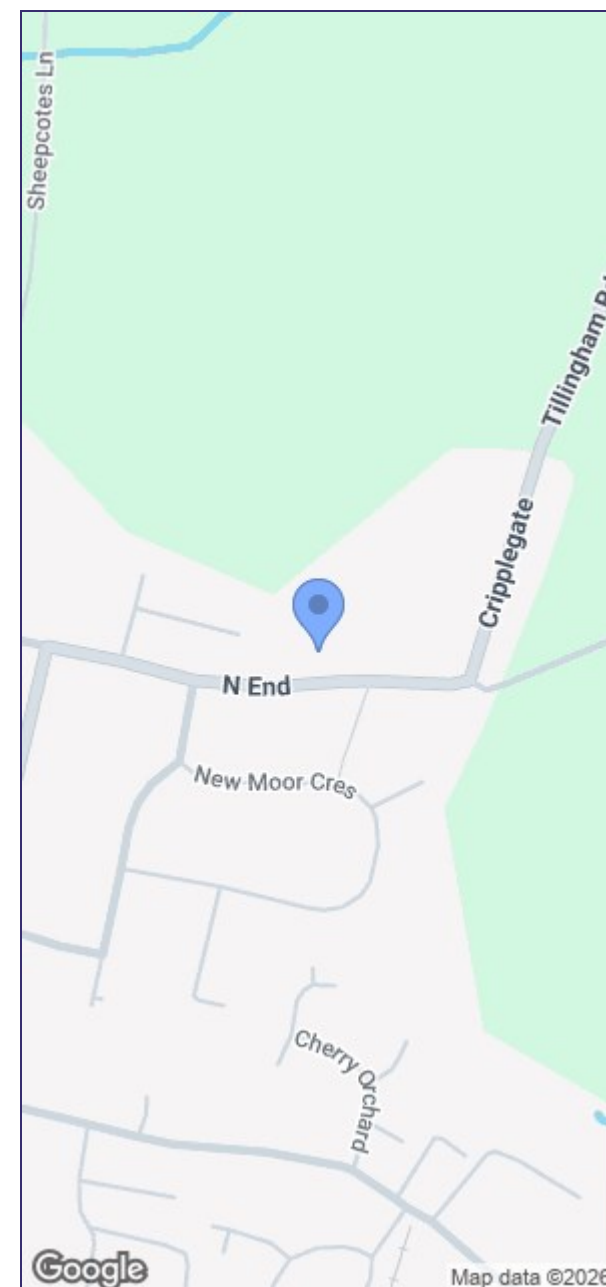




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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