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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 2 Rosie Lily Cottages Burnham Road, Latchingdon, Essex CM3 6EX £1,285 PCM

AVAILABLE EARLY JANUARY is this very well presented two bedroom semi detached modern house constructed to a high specification. The property benefits from a westerly facing rear garden backing directly on to playing fields, and driveway parking for up to 2 vehicles. Internally the accommodation comprises the aforementioned two double bedrooms, family bathroom, spacious landing whilst the ground floor offers entrance hallway, cloakroom and open plan kitchen/dining/living room. Other benefits include double glazed windows and doors and a gas radiator central heating system.

The property is located in this convenient village with local shops, pubs, restaurants and primary school. Within a short drive you can find both Althorne and North Fambridge train stations which serve London Liverpool Street Station with a journey time of 1 hour. Properties of this ilk rarely come on the market to let, we therefore recommend early viewing to avoid any disappointment.

NEW TENANTS WILL HAVE TO PROVIDE A GUARANTOR. TENANT WILL BE LIABLE FOR REPLACEMENT OR DAMAGED KEY FOBS AT A COST OF £35 EACH. \*\*\*NO PETS, NON SMOKERS, PRIVATE WORKING TENANTS ONLY.\*\*\*



## FIRST FLOOR:

### MASTER BEDROOM: 12'2 x 9'5 (3.71m x 2.87m )

Double glazed window to rear, radiator.

### BEDROOM 2: 13'8 > 10'3 x 9'2 (4.17m > 3.12m x 2.79m )

Double glazed window to front, radiator.

### BATHROOM: 6'8 x 5'11 (2.03m x 1.80m )

Obscure double glazed window to rear, modern 3 piece white suite comprising 'L' shaped bath with taps and fixed drench head and hand held shower head over, glass screen, close coupled wc and pedestal wash hand basin set on a vanity storage unit, fully tiled walls and flooring with alcove over bath from toiletries, heated chrome ladder towel rail, extractor fan.

### LANDING:

Velux window to front, radiator, access to loft space, large built in storage cupboard housing wall mounted Bosch Worcester gas fired combination boiler, return balustrade staircase leading to:

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Composite entrance door to front, radiator, alarm panel, 'Karndean' flooring, doors to:

### CLOAKROOM: 5' x 4'7 (1.52m x 1.40m )

Two piece suite comprising close coupled wc and wash hand basin set on vanity storage unit, fully tiled walls, 'Karndean' flooring, heated chrome ladder towel rail, extractor fan.

### OPEN PLAN KITCHEN/DINING/LIVING ROOM 19'4 > 10'6 x 18'11 > 9'2

(5.89m > 3.20m x 5.77m > 2.79m)

Double glazed window to front and 2 double glazed windows to rear, 2 radiators, fully glazed double doors opening to garden, kitchen comprising single drainer stainless steel sink unit set in patterned work surface, 5-ring gas hob with extractor hood over and single oven below, extensive range of fitted wall and base mounted units with drawers, space and plumbing for washing machine and dish washer, space for fridge/freezer, tiled splash backs, 'Karndean' flooring.

### EXTERIOR - REAR:

The rear garden is westerly facing and backs onto playing fields. It benefits from a small block paved patio seating area with the remainder laid to lawn.

### FRONTAGE:

There is a block paved pathway to the front door with a small planted bed and block paved path to side gate giving access to rear garden. There are two allocated parking spaces to the side of the property.

### LETTINGS INFORMATION:

Thank you for your enquiry regarding property to let. Most of the properties are offered for letting part furnished, although some may also be available either unfurnished or fully furnished.

We shall be pleased to arrange viewing of 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.

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.

Please see accompanying holding deposit acknowledgment sheet for further information.

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.

Properties are offered for letting on Assured Shorthold Tenancies of 6 or 12 months only. Subject to availability a further extension to the term may be arranged.

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 (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition of the property and all breaches of the tenancy agreement. N.B. Both the deposit together with the first months 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), Bankers Draft or printed Building Society Cheque. Any personal cheque will necessitate 5 working days for it to clear before you will be able to take up occupancy. CASH IS NOT ACCEPTABLE

Pets are usually not permitted but may be considered by special arrangement in individual cases

Church & Hawes Maldon are introducers; Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office where we can forward the forms to the Reference Agency, or send directly to our Lettings Management office, 4 High Street, Maldon, CM9 6PJ. If you would like to contact our lettings manager for any reason please ask a member of staff and we will be pleased to supply you with contact details.

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), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

### COUNCIL TAX BAND:

This property is Council Tax Band C.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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