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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



2 Rosie Cottage 50a High Street, Southminster, Essex CM0 7AY £1,200 PCM

****AVAILABLE IMMEDIATELY**** High Specification 2 bedroom mid terraced, highly energy efficient property with two private parking spaces to the rear and private front and rear gardens. The property is appointed to an exceptional standard throughout. Internal features include a fully fitted kitchen with appliances, engineered oak flooring throughout the ground floor with under floor heating, a modern bathroom suite and fitted carpets in the bedrooms. The property is located in the most convenient position, offering easy access to local amenities including shops, doctors and Southminster's train station which has direct links to London Liverpool Street. Private working tenants only, non-smokers only, pets not considered. Energy Rating B.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, inset downlights, doors to:

BEDROOM 1: 14'7" x 10'9" (4.47m x 3.28m)

Double glazed window to rear, radiator, inset downlights.

BEDROOM 2: 14'8 x 8'7 < 6'2 (4.47m x 2.62m < 1.88m)

Two double glazed windows to front, radiator, inset downlights.

BATHROOM: 7'2" x 7'10" (2.2 x 2.4)

Chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, wood effect floor, inset downlights, extractor fan, inset skylight window.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed composite entrance door to front, staircase to first floor, under stairs storage cupboard, doors to:

CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising wash hand basin set on vanity unit with storage cupboard below and tiled splashback and close coupled WC, inset downlights, extractor fan.

LIVING/DINING ROOM: 17'8" x 14'7" > 10'9" (5.41m x 4.47m > 3.30m)

Double glazed French style doors opening on to rear garden with windows either side, built in storage cupboard housing space and plumbing for washing machine and hot water cylinder, engineered oak flooring, inset downlights, open plan to:

KITCHEN: 8'7" x 6'11" (2.62m x 2.13m)

Double glazed window to front, extensive range of wall and base mounted storage units, roll edged work surface with matching upstand, inset sink/drainage unit, hob with extractor over and oven below, integrated fridge/freezer and dishwasher, continuation of engineered oak flooring, inset downlights.

EXTERIOR:

The fenced rear garden will commence with a paved patio seating area leading to remainder which will be laid to lawn with gated access to the rear parking spaces. The low maintenance frontage is retained by a white picket gate and fence.

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.

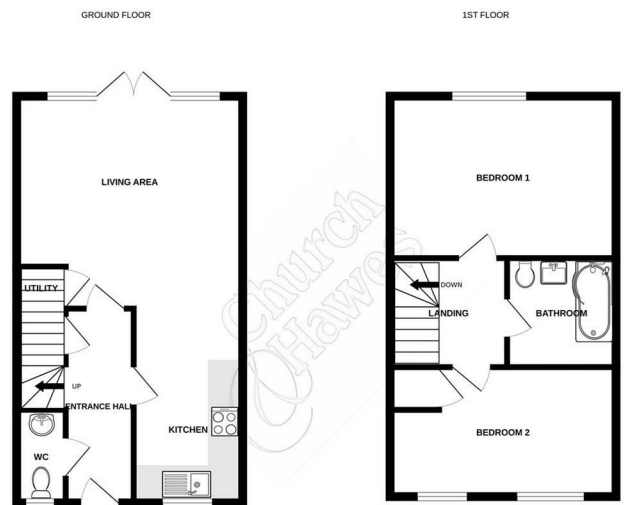
At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

AGENTS NOTES:

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.

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 established 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.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other items are approximate and are given for your information only. The plan is for general guidance only and does not constitute an offer of any property. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
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