



72 Brockenhurst Way, Bicknacre , Essex CM3 4XW  
£900 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This one bedroom corner house is located in the favourable village of Bicknacre, which is nestled between Chelmsford and South Woodham Ferrers. The village offers a selection of local amenities including a highly regarded primary school, various shops and pubs. Main roads throughout the county are just a short drive away along with Sandon park and ride service to Chelmsford city centre. Internally the property is well presented, with an open plan living/kitchen area to the ground floor. Whilst to the first floor there is a large bedroom and bathroom. The property enjoys an enclosed garden and allocated off road parking. Available now, with a minimum 12 month tenancy. Pets not considered. Energy rating C. Please note the photos used are library photographs.

## FIRST FLOOR

### Bedroom 13'6 x 9'8 (4.11m x 2.95m)

Projected bow window to front and window to side. Loft access. Radiator. Stairs to ground floor. Door to:-

### Bathroom

Window to front. Three piece bathroom comprising P shaped bath with shower over and wall mounted controls, W.C and Pedestal wash hand basin. Towel radiator. Illuminated mirror cupboard.

## GROUND FLOOR

### Lounge 13'6 x 9'8 (4.11m x 2.95m)

Stairs to first floor. Window to front. Under stairs cupboard. Open to:-

### Kitchen 7'6 x 5'4 (2.29m x 1.63m)

Range of base and eye level units. Concealed gas boiler. Under counter lighting. Four ring gas hob with extractor fan over, electric oven. 1 & 1/2 bowl stainless steel sink. Space for fridge, space and plumbing for washing machine.

## EXTERIOR

### Garden

Lawn area. Timber storage shed.

### Communal Parking Area

One allocated parking space.

### 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.

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.

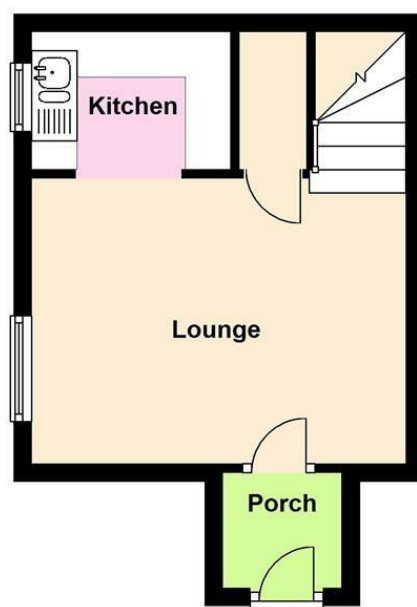
Please see accompanying holding deposit acknowledgment sheet for further information.

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).

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.

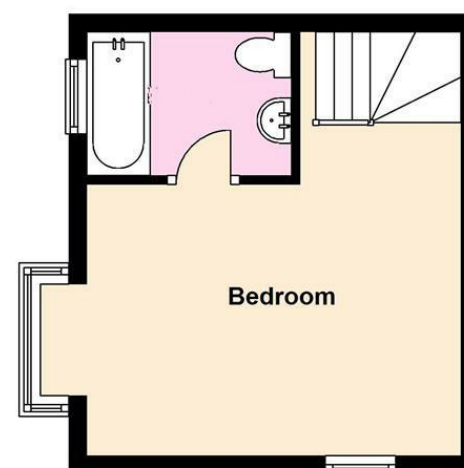
## Ground Floor

Approx. 231.0 sq. feet



## First Floor

Approx. 214.5 sq. feet



Total area: approx. 445.6 sq. feet

Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.