



13 Caxton Close, Tiptree , Essex CO5 0HA
£950 PCM

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Available to let immediately is this well modern three bedroom home. Within walking distance of the village centre and local amenities this property incorporates three bedrooms and Bathroom to the First Floor. The Ground Floor comprises, Kitchen, Cloakroom, Lounge/Diner and Conservatory overlooking the Private Rear Garden. There is also two allocated Parking Spaces. Apologies, Pets, smokers and Housing Benefit applicants will not be considered by the landlord. * fees apply see further details.

Bedroom 1 17'10 + wardrobe x 10'4 (5.44m + wardrobe x 3.15m)
 Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 2 11'6 x 8'6 (3.51m x 2.59m)
 Double glazed window to front, storage cupboard, coved to ceiling.

Bedroom 3 10'11 x 7'2 (3.33m x 2.18m)
 Double glazed window to front, radiator, coved to ceiling.

Bathroom 6'7 x 5'5 (2.01m x 1.65m)
 Low level w.c., pedestal wash hand basin, P-shaped Bath with shower above, tiled to walls, electric shaver point, heated towel rail.

Landing
 Access to loft, stairs down to Ground Floor.

Entrance Hall
 Entrance door to front, wood effect flooring, door to under stairs cupboard, access to further accommodation including:

Cloakroom
 Obscure double glazed window to front, low level w.c., wash hand basin, coved to ceiling.

Kitchen 9'3 x 7'10 (2.82m x 2.39m)
 Double glazed window to front, range of matching units, space and plumbing for washing machine and Dishwasher, space for Fridge/Freezer, extractor fan, stainless steel sink drainer unit set into work surface and wood effect flooring.

Lounge/Diner 17'10 narrowing to 10'3 x 16'4 narrowing to 9'4 (5.44m narrowing to 3.12m x 4.98m narrowing to 2.84)
 Double glazed window to rear, radiator, television point, doors into:

Conservatory 9'10 x 9'3 (3.00m x 2.82m)
 Double glazed windows to side and rear, double glazed sliding doors to rear, wood effect flooring.

Rear Garden
 Decked seating area, timber shed, remainder mainly laid to lawn.

Parking
 Two allocated spaces.

Agents Notes
 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.

Details of your bank, employer, (accountant, if you are self employed) personal referees and any previous landlord are required. Also a credit check will be made and when you return the forms to us along with two form's of ID for each person. This must be a UK passport (current or expired) showing the holder is a UK citizen or a citizen of the UK and colonies, having the right to abode in UK. (Please ask if you do not have the above and we can advise what is acceptable under the Right To Rent Scheme) Also required is a driving licence (with your current address), council tax or utility bill showing current address but must be NO more than three months old. Your application will then be processed by a Reference Agency, and we usually receive approval within two or three working days but please allow at least seven. These costs for Reference Checks are NON-REFUNDABLE and are calculated per person over 18 years of age as follows:- These

costs for Reference Checks are NON-REFUNDABLE and are calculated per person over 18 years of age as follows:-

Rent Cost Vat Total
 £0-1500 = £31.60 + VAT £18.40 = £110.00
 £1501-£2000 = £116.60 + VAT £23.40 = £140.00
 £2001-£2500 = £141.66 + VAT £28.34 = £170.00
 £2500 AND ABOVE (TO BE CONFIRMED ON APPLICATION)

Further NON-REFUNDABLE charges from the tenant for the preparation of the tenancy agreement and administration charges are £160.00 including VAT. The letting of the property is subject to satisfactory references being received from our Credit Checking Agency and subject to the Tenancy Agreement.

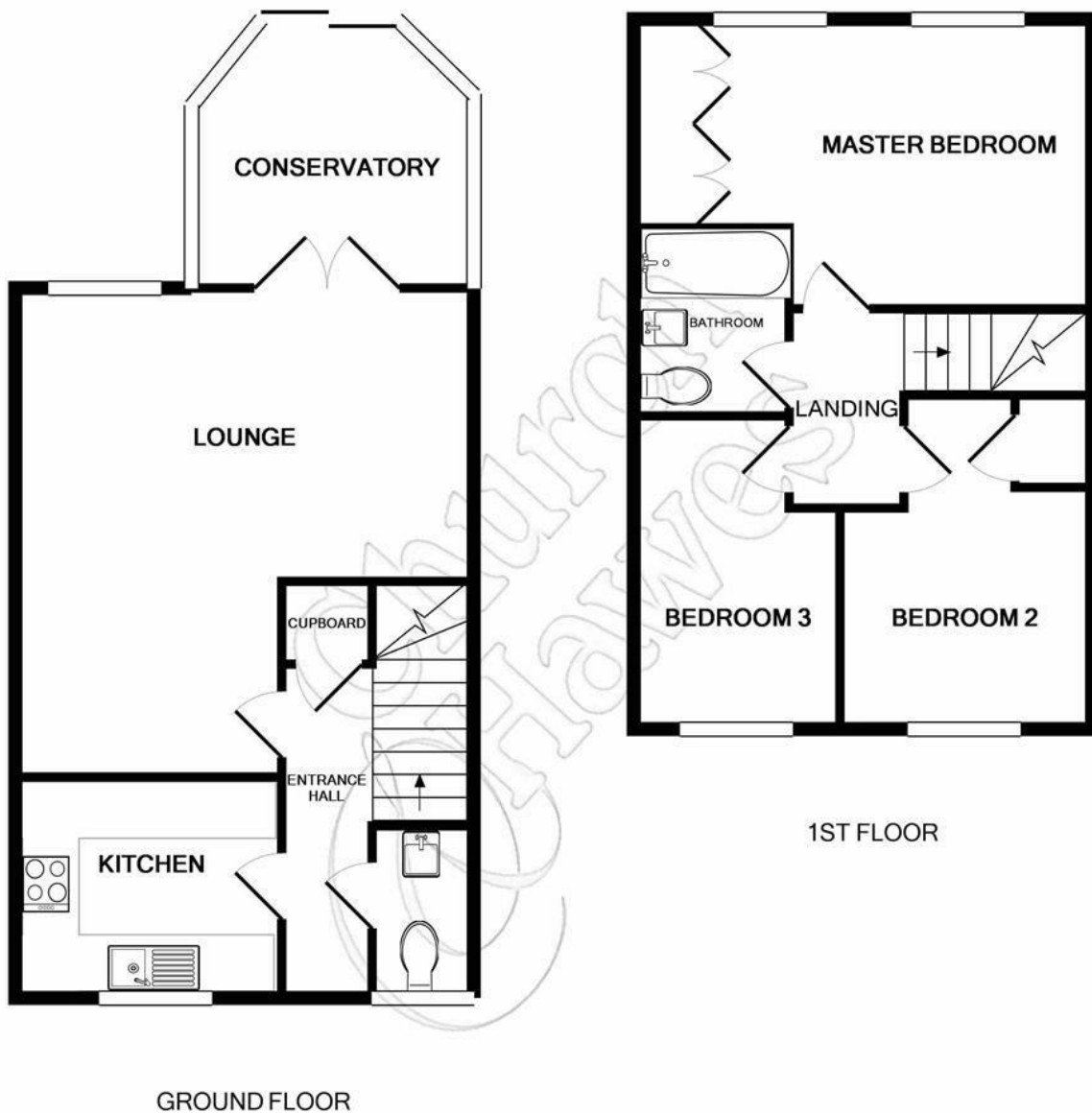
A deposit, equal to 1.5 months of the total rent for the property, which is held during the tenancy as security for the rent (by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church and Hawes are members of the tenancy deposit scheme), furniture, condition 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.

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.

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. Church & Hawes do not have the facility to accept Credit or Debit cards for payment of any kind.

Tenants are advised that domestic and bed linen, crockery, cutlery and cookware are usually not provided. You should satisfy yourself that the level of equipment provided is satisfactory to requirements.

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



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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