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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



16A School Road, Wickham Bishops, CM8 3NU £1,700 PCM

AVAILABLE NOW, A MODERN AND CONVENIENT HOME LOCATED CLOSE TO THE CENTRE OF THE IDYLIC VILLAGE OF WICKHAM BISHOPS. Benefitting from a generous plot measuring in excess of 0.2 acres, accommodation comprises, Two First Floor Bedrooms one of which has an En-Suite Bathroom. The Ground Floor features an Entrance Hall which allows access into the Contemporary Living Space incorporating Kitchen/Dining and Living Areas which also benefits from an adjoining Utility Room. The remainder of this floor is made up of a Ground Floor Bedroom/additional Reception Room which also has access to an En-Suite Shower Room. Externally, the well stocked Rear Garden offers a South Easterly aspect and measures approximately 100' commencing with a raised seating area. The remainder is mainly laid to lawn. To the front the property boasts a generous Shingle Driveway and a Detached Double Garage. EPC: B, Council Tax: E.



Bedroom 13'7 x 12'11 (4.14m x 3.94m)

Double glazed window to side and front, radiator, television point, door to:

En-Suite Bathroom 10'8 x 4'0 (3.25m x 1.22m)

Storage cupboard, corner bath, wash hand basin, low level w.c., storage cupboard, obscure glazed window onto landing.

Bedroom 13'8 x 7'10 (4.17m x 2.39m)

Double glazed window to rear, obscure double glazed window to side, radiator.

Landing 8'7 x 6'10 (2.62m x 2.08m)

Double glazed velux window to side, stairs down to:

Contemporary Living Area 10'9 x 17'1 (3.28m x 5.21m)

Double glazed double doors to rear, two double glazed floor to ceiling windows to rear, radiator, wood effect flooring, double glazed window to side, open lined flue for wood burner (not currently installed), Kitchen area comprising range of units, stainless steel sink drainer unit with mixer tap, tiled splash backs, four ring electric hob with extractor, double oven and warming drawer, integrated dishwasher, door into Bedroom/additional reception room and door into:

Utility Room 9'0 x 5'4 (2.74m x 1.63m)

Double glazed window to side, door to rear garden, sink set into roll edge work surface, range of units, space for under counter appliances, wall mounted gas combi boiler, full length cupboard, extractor, wood effect flooring.

Entrance Hall 11'0 x 5'4 (3.35m x 1.63m)

Entrance door to front, two double glazed windows to side, radiator, two full length storage cupboards, door into Living Area.

Bedroom/Additional Reception Room 16'2 x 15'9 (4.93m x 4.80m)

Double glazed square bay window to front, radiator, fitted wardrobe, wood effect flooring, door into:

En-Suite Shower Room 12'9 x 3'11 (3.89m x 1.19m)

Obscure double glazed window to side, tiled double shower unit with hand holds and sliding door, bidet, low level w.c., pedestal wash hand basin, heated towel rail, part tiled to walls.

Rear Garden approx 100' (approx 30.48m)

South easterly facing, commences with paved patio area, access to front via side gate, outside tap, range of mature planting borders, pathway extending to rear, two outside power supplies, remainder laid to lawn with stepping style pathway to centre.

Frontage

Extensive shingle driveway providing parking for numerous vehicles, access to Entrance, side gate and:

Detached Double Garage

Up and over door to front, power and light connected, eaves storage.

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.

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

