

www.churchandhawes.com

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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



4 East Ware Cottages, Dengie, Essex CM0 7UN £1,400 Per month

AVAILABLE EARLY JUNE. With spectacular views across open countryside to three aspects and located in an isolated location down a private lane is this well presented three bedroom semi detached house. The accommodation comprises three first floor bedrooms and a bathroom whilst the ground floor offers entrance hallway, living room, dining room, kitchen, rear lobby, cloakroom and utility. The property is well presented with double glazed windows and doors, oil fired central heating. Viewings are strictly by appointment only. Energy Rating D. Tax Band C.



FIRST FLOOR:

BEDROOM 1: 12'2 x 11' (3.71m x 3.35m)

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM 2: 12'9 x 9'5 (3.89m x 2.87m)

Double glazed window to front, radiator, built in wardrobes.

BEDROOM 3: 9'4 x 8'7 (2.84m x 2.62m)

Double glazed window to front, radiator, built in storage cupboard.

BATHROOM: 6'10 x 5'6 (2.08m x 1.68m)

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath, close coupled WC and wash hand basin, tiled walls.

LANDING:

Double glazed window to side, built in airing cupboard, further storage cupboard, stairs leading to:

GROUND FLOOR:

ENTRANCE HALL:

Part glazed entrance door to front, double glazed window to side, doors to:

LIVING ROOM: 11'8 x 11'5 (3.56m x 3.48m)

Double glazed bay window to front, radiator.

DINING ROOM: 13'5 x 10'11 (4.09m x 3.33m)

Double glazed window to rear, radiator, fireplace with tiled hearth and multi fuel burner.

KITCHEN: 8'9 x 6'10 (2.67m x 2.08m)

Double glazed window to rear, range of fitted wall and base mounted storage units, sink unit set in roll edged work surface, 4-ring electric hob with single oven below and extractor hood over, space for fridge/freezer, 2 built in storage cupboards and pantry cupboard with obscure double glazed window to side, tiled flooring and splashbacks, door to:

REAR LOBBY: 9'4 x 4' (2.84m x 1.22m)

Part glazed doors to front and side, radiator, built in coal storage with external hatch access.

CLOAKROOM:

Close coupled WC, radiator.

UTILITY ROOM: 9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to rear, radiator, space and plumbing for washing machine and tumble dryer, freestanding 'Grant' oil fired boiler.

EXTERIOR:

Views over open farmland.

LETTINGS INFORMATION FOR TENANTS:

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we will contact you to arrange a viewing if required, usually by agreement with the owner or present tenant.

A credit reference agency will carry out relevant checks, this will include details of your bank, employment, (accountant, if you are self employed), they will also carry out a credit check THIS WILL BE CARRIED OUT ONLINE.

So as to satisfy the RIGHT TO RENT and ANTI-MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTIONS, 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, PET /ALTERATIONS/WORKS request forms, 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.

Church & Hawes require a holding deposit of one weeks rent in order to proceed with the application. In the event of the parties proceeding with the tenancy, the holding deposit will form part of the move in monies payable by you before you move in. Unless informed otherwise, it will be

taken against the Rent payable. This will be requested via our Platform partner Goodlord.

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.

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.

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 and property condition by Church and Hawes as stakeholder for security breaches of the tenancy agreement, therein, Church and Hawes are members of the tenancy deposit scheme. N.B. Both the deposit together with the first month's 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). You cannot collect the keys until monies are received.

CASH IS NOT ACCEPTABLE. PLEASE DO NOT SEND FUNDS UNLESS REQUESTED TO DO SO.

Reference Checks are not carried out within the office. Please complete the relative forms and return them to this office. Our Lettings Management office can be contacted at 4 High Street, Maldon, CM9 5PJ. 01621 878417 or lettings@churchandhawes.com.

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

