

[www.churchandhawes.com](http://www.churchandhawes.com)

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# Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



## 20 Bucklebury Heath, South Woodham Ferrers, Essex CM3 5ZU £825 PCM

ONLINE ENQUIRIES ONLY - AVAILABLE NOW SUBJECT TO REFERENCES. One bedroom, ground floor apartment presented to a high decorative standard with fitted carpets throughout, refitted white bathroom with electric shower, 18' lounge, beech fitted kitchen with oven, hob, fridge/freezer and washing machine. Highly recommended. EPC Band D. C/Tax Band A. CALL NOW TO ARRANGE A VIEWING ON SATURDAY 24th JANUARY 11.30-12.30pm.



## FEATURES

BEDROOM 14'4" X 8'4" Fitted wardrobe

LOUNGE 18' X 9'1"

WHITE BATHROOM SUITE

BEECH KITCHEN WITH WASHING MACHINE, OVEN, HOB

& FRIDGE FREEZER

PARKING SPACE

ECONOMY 7 HEATING

PVCU DOUBLE WINDOWS

GROUND FLOOR

EPC Band D. C/Tax Band A.

## VIEWING

We shall be pleased to arrange viewings 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.

## REFERENCES

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, please bring a form of ID being either a driving licence or a utility bill (no more than three months old) showing your current address, passports are not acceptable. Without these we are unable to proceed with your proposed rental. 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: -

RentCostVATTotal

£0-£1000£83.33£16.67£100.00

£1001-£1500£90.00£18.00£108.00

£1501-£2000£113.33£22.67£136.00

£2001-£2500£133.33£26.67£160.00

£2501 +£158.33£31.67£190.00

Further NON-REFUNDABLE charges from the tenant for the preparation of the tenancy agreement and administration charges are £150.00 Inc VAT. The letting of the property is subject to satisfactory references being received from our Credit Checking Agency and subject to the Tenancy Agreement.

## DEPOSIT

A deposit, equal to six weeks of the total rent for the property, which is held during the tenancy as security for the rent (by Church & Hawes as stakeholder for security breaches of the tenancy agreement, therein defined, Church & Hawes are members of the tenancy 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.

## TENANCY

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.

## PETS

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

## EQUIPMENT

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.

## REQUESTS FOR ALTERATIONS/CHANGES TO PROPERTY

In submitting an application to take a tenancy at this property, the tenant is deemed to have accepted the property's condition and decorative order as found on the viewing appointment. If you propose to carry out any changes or improvements prior to the tenancy or during the tenancy, you must inform Church & Hawes in order to seek written permission from the landlord before any works are started. The landlord reserves the right to reserve permission for any changes or alterations.

## AGENTS NOTE

Church & Hawes South Woodham Ferrers 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.

