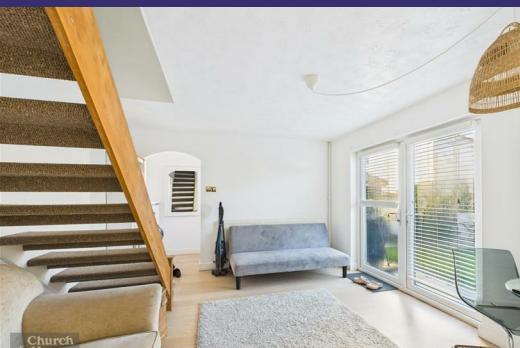




Church

74 Lawling Avenue, Heybridge, Essex CM9 4YD £1,000 PCM

ONLINE ENQUIRIES ONLY! For this One Bedroom home AVAILABLE FROM EARLY/MID FEBRUARY. Situated on the popular Saltings Development. The property features a First Floor Bathroom with the Ground Floor comprising a Lounge and Kitchen. Externally the property boasts ALLOCATED PARKING SPACE and a REAR GARDEN. Council Tax Band B. EPC Rating C.



Bedroom 11'2 x 8'7 (3.40m x 2.62m)
Double glazed window to rear, radiator.

Bathroom 6' x 5'8 (1.83m x 1.73m)
Obscure double glazed window, low level w.c., wash hand basin with mixer tap and vanity unit, panelled bath with mixer tap, wall mounted electric shower, part tiled to walls and tiled floor.

Landing

Access to loft triple storage cupboard with drawers below, stairs down to:

Lounge 12' x 11'10 (3.66m x 3.61m)

Double glazed double doors to garden, television point, telephone point, utility cupboard, Entrance door, archway to:

Kitchen 11'10 x 5'6 (3.61m x 1.68m)

Double glazed window, stainless steel sink/drainer unit with mixer tap, space for fridge/freezer, space and plumbing for washing machine, low level oven, four ring gas hob with extractor above, range of matching units, tiled floor.

Garden

Paved patio area, timber shed, decked seating area to rear, mainly laid to lawn, fenced to boundaries, gate to front.

Parking

Off road parking for one car.

Lettings Information For Tenants

You will be required to complete a PRE-LET APPLICATION and once this has been supplied we shall be pleased to arrange viewings of the 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. Properties are currently offered for letting on an AST for 6 or 12 months. This will change in the coming months due to the "Rental Rights Act".

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.

One weeks holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 ppcm x 12 = £12,000 divided by 52 = £230.77 holding deposit. A 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.

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. At Church & Hawes, our commitment to you is of paramount importance and to ensure this and to give you peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Property Mark Client Money Protection Scheme.

