

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

156 Station Road, Burnham on Crouch,  
Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

# Church & Hawes

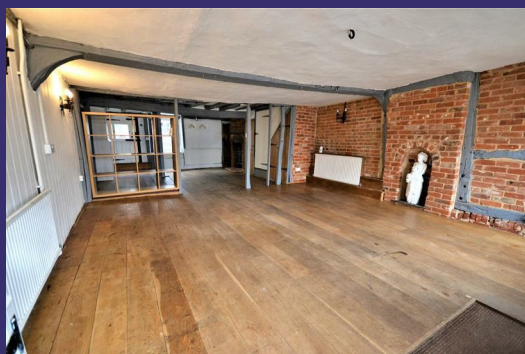
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 12 High Street, Southminster, Essex CM0 7DE £950 PCM

\*\*\*AVAILABLE NOW\*\*\* Set in the heart of Southminster within walking distance to all local amenities including doctors surgery, post office, school and railway station is this quaint, yet substantially sized character cottage. The property offers a substantial amount of character and period features as well as wonderfully sized living accommodation with an impressive 30' living/dining/family room leading to a kitchen and family bathroom. The first floor then offers a landing with access to two substantially sized double bedrooms and a dressing room. Externally, the property enjoys a good sized rear garden. Private working tenants only, pets not considered. Energy Rating D.





FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 16'8 x 10'5 (5.08m x 3.18m )

Sash window to front, radiator, exposed wood floorboards, exposed beams.

BEDROOM 2: 15'11 > 12'5 x 8'7 (4.85m > 3.78m x 2.62m )

Window to rear, radiator.

DRESSING ROOM: 11'4 > 8'6 x 4'11 (3.45m > 2.59m x 1.50m )

Fitted wardrobes, airing cupboard housing hot water cylinder, recess housing boiler.

GROUND FLOOR:

LIVING/DINING/FAMILY ROOM 30'4 + bays x 16'8 (9.25m + bays x 5.08m )

Two obscure glazed windows to front, sash window and part glazed entrance door to rear, 2 radiators, 2 built in storage cupboards, exposed brick fireplaces, one with inset multi fuel burner, exposed beams throughout, staircase to first floor, wood effect floor, door to:

KITCHEN: 12'3 x 7'9 (3.73m x 2.36m )

Part glazed entrance door to side, 2 windows to side, radiator, range of wall and base mounted storage units, space and plumbing for fridge/freezer, washing machine and cooker, part tiled walls, exposed wood floorboards, door to:

FAMILY BATHROOM: 7'11 x 5'7 (2.41m x 1.70m )

Obscure glazed window to side, radiator, 3 piece white suite comprising corner panelled bath with shower over, close coupled WC and wash hand basin set on vanity unit with tiled splashback and storage cupboard, part tiled walls, tiled floor.

EXTERIOR - REAR GARDEN:

Commencing with a shingled area leading up to remainder where first is a paved seating area which then leads to a lawned garden with gated area at rear housing shed.

COUNCIL TAX BAND & EPC:

Tax Band C and Energy Rating

LETTING INFORMATION:

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 peace of mind, we are members of the National Association of Estate Agents (NAEA) The Property Ombudsman (TPOS), Office of Fair Trading (OFT), National Approved Lettings Scheme (NALS), Tenancy Dispute Scheme (TDS), Safe Agent and Property Mark Client Money Protection Scheme. Please contact your local office for further information.

SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix (2023)

