



Kings Road, Burnham-on-Crouch , Essex CM0 8RP  
£1,200 PCM

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

**\*\*ONLINE ENQUIRIES ONLY\*\*AVAILABLE EARLY JANUARY\*\*** Located down a much sought after turning just a stone's throw from the River Crouch, sailing clubs and High Street is this two bedroom semi-detached house. Further accommodation includes bathroom, ground floor cloakroom, lounge/diner and kitchen. Externally the property boasts a low maintenance courtyard garden and parking space. 12 month contract preferred. No pets, non smokers only, private working tenants preferred. Energy Rating C.



## FIRST FLOOR:

### MASTER BEDROOM: 15'2" x 13'9" (4.62 x 4.19)

Double glazed windows to front and side, radiator, fitted wardrobes, airing cupboard housing hot water cylinder and immersion heater.

### BEDROOM 2: 11'1" x 10'11" (3.38 x 3.33)

Double glazed window to front, radiator, laminate flooring.

## BATHROOM:

Velux window to front, radiator, 3-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled wc, tiled walls.

## LANDING:

Access to roof space, radiator, ballustrade staircase to:

## GROUND FLOOR: ENTRANCE HALL:

Part glazed wooden entrance door to front with obscure side light, radiator, arch to lounge/diner and door to:

## CLOAKROOM:

Suite comprising close coupled wc, pedestal wash hand basin, part tiled walls, extractor fan, radiator, under stairs storage cupboard.

## LOUNGE/DINER: 19'4" x 11'2" (5.89 x 3.40)

Double glazed window to front, double glazed sliding patio doors opening to rear courtyard, radiator, feature wooden surround fireplace, laminate flooring, arch to:

## KITCHEN: 10'1" x 7'9" (3.07 x 2.36)

Double glazed windows to front and side, 1 1/2 bowl sink unit set in roll edged work surface, 4-ring electric hob with extractor fan over and oven below, range of fitted wall and base mounted units, space and plumbing for washing machine, fridge/freezer, tiled splash backs, wall mounted boiler.

## EXTERIOR: REAR COURTYARD:

Accessed via side gate, block paved with raised flower and shrub beds, part wall and fenced boundaries, brick built BBQ.

## PARKING:

One allocated parking space in parking area immediately behind the rear courtyard.

## COUNCIL TAX:

Council Tax Band C.

## LETTINGS INFORMATION:

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 "Renter's 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 week's 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 (i.e. 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 week's holding deposit is the rent multiplied by 12 months and then divided by 52. For example (Rent of £1,000 p.c.m. 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](mailto: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.

## 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.

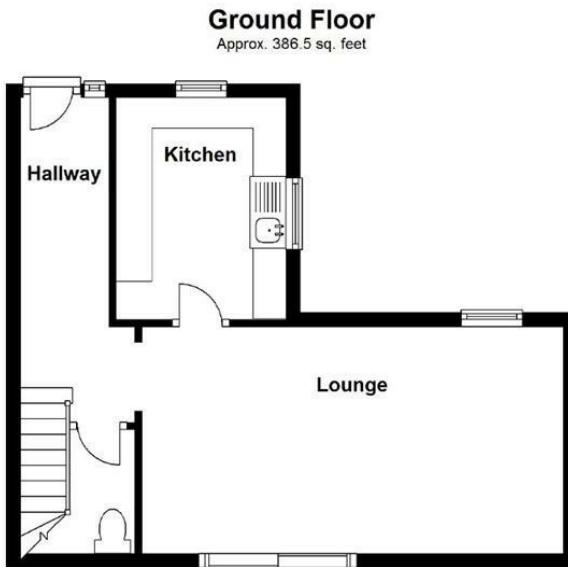
## MONEY LAUNDERING REGULATIONS & REFERRALS:

**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.

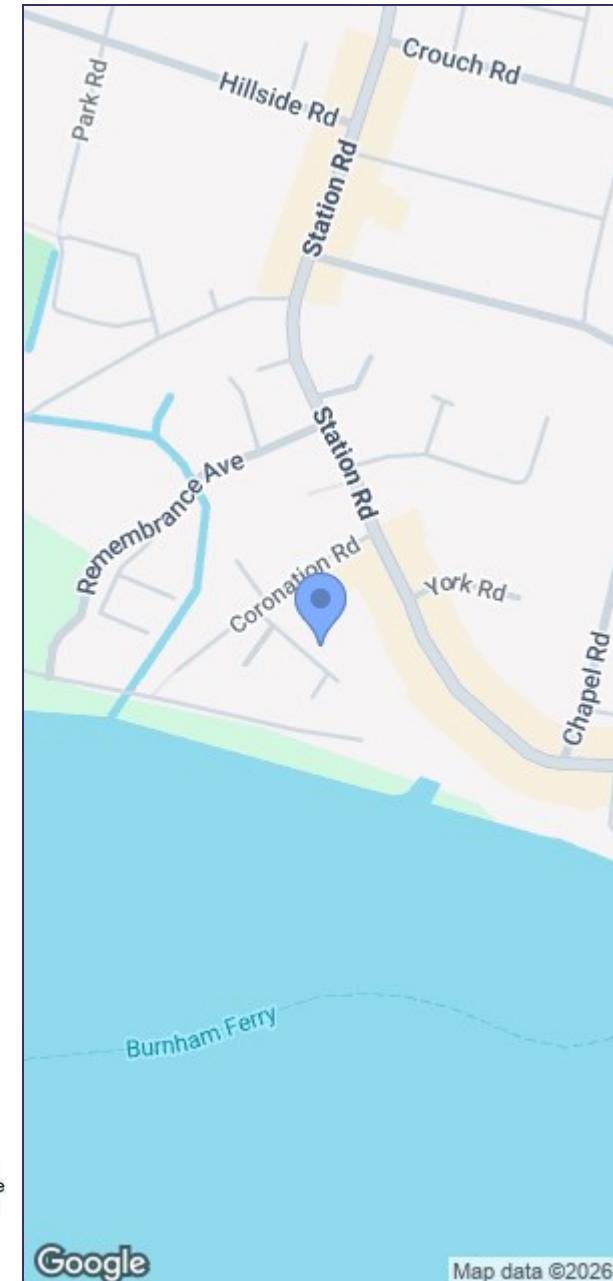






Total area: approx. 760.5 sq. feet

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