



Shoemenders Lane, Bradwell-On-Sea , Essex CM0 7GQ  
£1,800 PCM

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*AVAILABLE IMMEDIATELY\*\*** Occupying an enviable plot in the corner of a private cul-de-sac just a stone's throw from the banks of the River Blackwater in the historic waterside village of Bradwell-on-Sea, is this substantial FIVE BEDROOM detached residence. Expansive living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, dual aspect living/dining room, kitchen/breakfast room, impressive refitted family bathroom and two double bedrooms. The first floor then offers a landing leading to a three further bedrooms, one of which is complimented by an en-suite WC. Externally, the property enjoys a favourable position in the middle of it's plot which commences at the front with a vast shingled driveway providing extensive off road parking. This in turn, then leads up the side of the property and provides access to a detached double garage towards the rear. The remainder of the rear of the property offers generously sized gardens which are predominantly laid to lawn. Private working tenants preferred, non-smokers only. Energy Rating E.



**FIRST FLOOR:**

**LANDING:**

Two double glazed Velux windows to rear, built in eaves storage cupboards, wood effect flooring, doors to:-

**BEDROOM: 13'10 x 11'9 (4.22m x 3.58m)**

Double glazed window to side, electric storage heater, wood effect flooring, glazed door to:-

**EN-SUITE WC:**

Two piece white suite comprising close coupled WC and wash hand basin set in tiled surround with storage cupboard below, wood effect flooring.

**BEDROOM: 13'9 x 7'1 (4.19m x 2.16m)**

Double glazed window to side, radiator, wood effect flooring.

**BEDROOM:**

Double glazed Velux window to rear, radiator, wood effect flooring.

**GROUND FLOOR:**

**ENTRANCE HALL:**

Obscure double glazed entrance door to front, electric storage heater, staircase to first floor with built in storage cupboard below, wood effect flooring, doors to:-

**LIVING/DINING ROOM: 27'5 x 13'4 (8.36m x 4.06m)**

Double glazed windows to side and rear, two electric storage heaters, exposed brick fireplace with inset log burner.

**CLOAKROOM:**

Obscure double glazed window to front, two piece suite comprising close coupled WC and pedestal wash hand basin.

**FAMILY BATHROOM:**

Obscure double glazed window to front, refitted four piece white suite comprising panelled bath with mixer tap, close coupled WC, wash hand basin set on vanity unit with storage cupboard below and fully tiled shower cubicle, tiled walls.

**KITCHEN/BREAKFAST ROOM: 11'9 x 11'8 (3.58m x 3.56m)**

Double glazed entrance door and windows to rear, electric storage heater, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, built in four ring electric hob with extractor over, built in eye level double oven, under counter fridge, part tiled walls.

**BEDROOM: 11'8 x 9'10 (3.56m x 3.00m)**

Double glazed window to front, electric storage heater, three built in double wardrobes.

**BEDROOM: 15'3 x 10'4 (4.65m x 3.15m)**

Double glazed window to rear, electric storage heater, built in wardrobes.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with an array of planted beds and trees throughout and to borders, access to:-

**DETACHED GARAGE:**

Located at rear of garden with up and over door and power and light connected.

**FRONTAGE:**

Substantial gated and shingled frontage providing extensive off road parking, driveway extends up side of property leading to both rear garden and garage.

**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 "Renters 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 pcm 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.

**COUNCIL TAX BAND:**

Tax Band E.

**AGENTS NOTES:**

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.

**VILLAGE OF BRADWELL-ON-SEA:**

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

**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.









