



Paddock Chase, Wickham Bishops , Essex CM8 3FF  
£1,700

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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Available To Let immediately is this Generous Detached Bungalow which is available on a part or unfurnished basis.. This modern and extremely well maintained property incorporates Four generous bedrooms (one of which currently functions as a Dining Room) with En-Suite to Bedroom 1 and further Family Bathroom. The Sitting Room offers access into the Conservatory with both of these rooms looking onto the well tended Rear Garden. The Kitchen/Breakfast Room benefits from adjoining Utility Room with a further door into the Garden. Externally, the property affords ample Driveway Parking which leads to the Garage with electric door. There are pathways to both sides of the property allowing access to the rear. Internal viewing is strongly recommended to fully appreciate this exceptional property. Energy Efficiency Rating: D.



**Specification Notes**

The property was architect designed and built in 2000 to high specifications with high ceilings and wider cavity filled walls for superior insulation. uPVC fascias and soffits, box section vinyl guttering. The bungalow was constructed by Consulting Engineers who designed a reinforced pile and ring foundation system with ground beams, all with reinforcing steel cages and dense concrete protected on the outsides and base with anti-heavy clay bats. This form of foundation ensures a very stable platform for both the bungalow and garage and at the same time causes minimum disruption to the tree roots of the protected Oak trees and other species. Fully maintained burglar alarm.

**Porch**

Double glazed window to side, Amtico flooring, door into:

**Entrance Hall 20'4 reducing to 6'3 x 14'3 reducing to 5'8 (6.20m reducing to 1.91m x 4.34m reducing to 1.73m)**

Obscure double glazed window and door to front, radiator, full length storage cupboard further double storage cupboard with access to part boarded loft, wood effect flooring.

**Kitchen 12'8 x 11'3 (3.86m x 3.43m)**

Double glazed window to front, radiator, range of base and wall units, double oven, 4-ring electric hob, 1 1/2 bowl stainless steel sink unit with mixer tap mains boiler operated and electric heated water available, integrated white goods, wine rack, television/FM point, telephone point, Karndean flooring, door to:

**Utility Room 10'2 x 7'7 (3.10m x 2.31m)**

Double glazed window to side, double glazed door to rear, space for under-counter appliance, space and plumbing for washing machine, stainless steel single drainer unit, oil-fired boiler, access to loft.

**Bedroom / Dining Room 12'7 x 10'9 (3.84m x 3.28m)**

Double glazed window to side, radiator, television point, coved to ceiling.

**Bedroom 11'2 x 10'9 plus door recess (3.40m x 3.28m plus door recess)**

Double glazed window to rear, radiator, television point, coved to ceiling.

**Bedroom 8'7 x 7'9 (2.62m x 2.36m)**

Double glazed window to rear, radiator, telephone point, television point, coved to ceiling.

**Sitting Room 18'9 x 13'9 (5.72m x 4.19m)**

Two double glazed windows to rear, two radiators, feature fireplace, television/FM point, telephone point, Karndean flooring, coved to ceiling, door into:

**Conservatory 17'4 x 8'1 (5.28m x 2.46m)**

Double glazed windows to side and rear, double glazed door to rear, polycarbonate ceiling, tile effect flooring.

**Master Bedroom 15'5 x 13'2 (4.70m x 4.01m)**

Double glazed window to front, radiator, television point, telephone point bedroom furniture incorporating shelving, wardrobes with mirrored doors and overhead storage, telephone point.

**En-suite 8'1 x 6'4 (2.46m x 1.93m)**

Obscure double glazed window to side, low level w.c., wash hand basin, cupboard below, heated towel rail, tiled shower cubicle, tiled to three walls, Karndean flooring.

**Bathroom 8'4 x 6'3 (2.54m x 1.91m)**

Obscure double glazed window, radiator, heated towel rail, wash hand basin with cupboard below, low level w.c., panelled bath with hand held and shower above, shower screen, tiled to three walls, Karndean flooring.

**Double Garage**

Remote controlled electric double door to front, this larger than average garage will accommodate two vehicles with space to alight, personal door to side, power and light connected.

**Rear Garden**

Unoverlooked south facing garden, pathways to both sides with timber gates leading to frontage, pathway extending around rear of property, fenced to side boundaries, mainly laid to lawn with a range of established planting borders, shingle seating area to one side, outside tap.

**Frontage**

Situated in a quite non-estate location accessed via a private tarmac road, linked to a pavement, a short walk from the centre of the village, overlooking an adjacent paddock towards woods to the front. Shingle Driveway leading to Garage, raised border to one side, timber gates on both sides leading to Rear Garden.

**Agents Notes**

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.

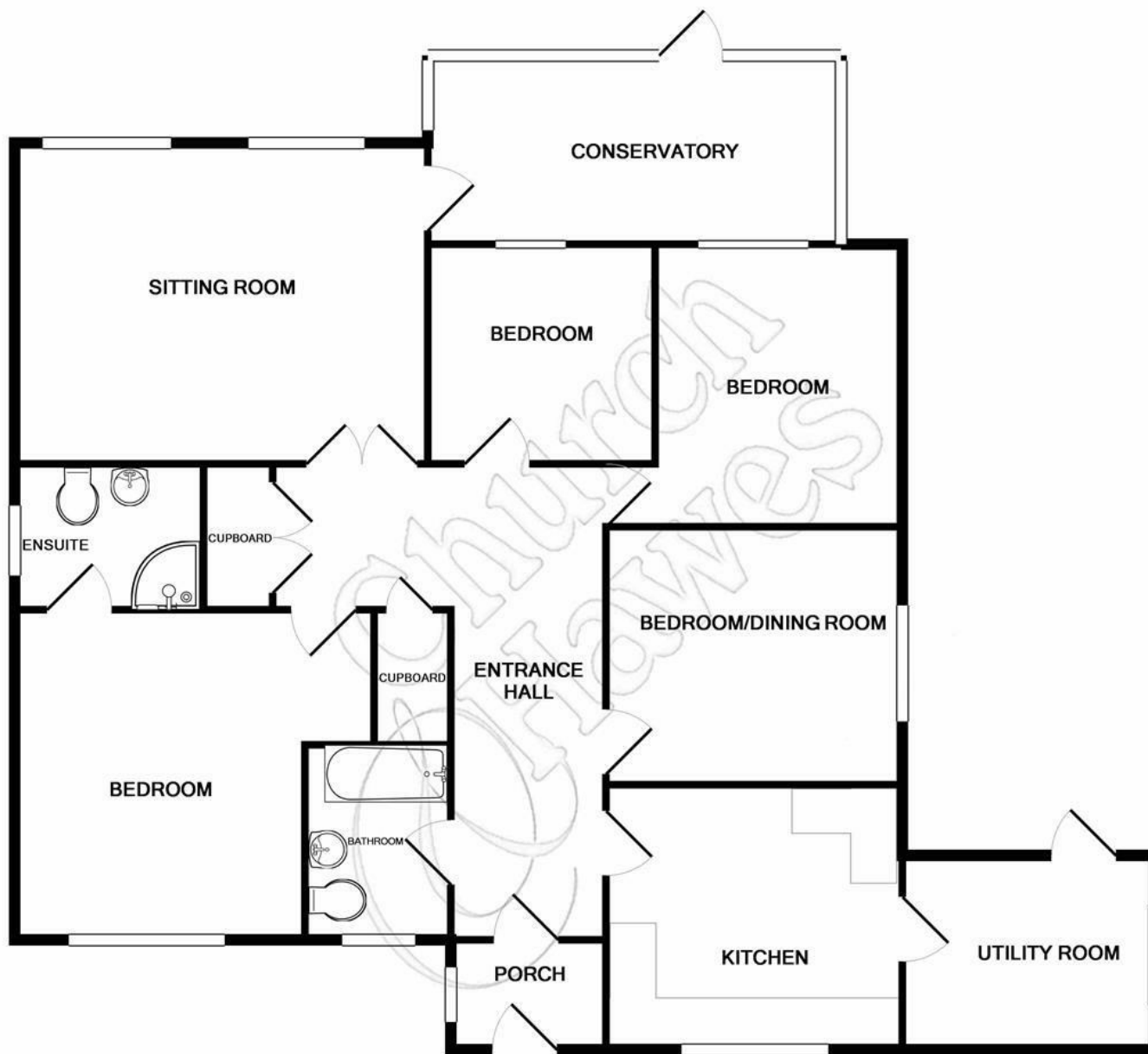












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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