

www.churchandhawes.com

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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 12 Glebe Way, Burnham-on-Crouch, Essex CM0 8QJ £1,050 PCM

AVAILABLE NOW and boasting an impressive refitted kitchen with appliances included is this end of terrace family home overlooking a communal green and on the outskirts of Burnham. Deceptive living accommodation comprises three bedrooms, a refitted family bathroom to the first floor while the ground floor offers an entrance hall, cloakroom, the aforementioned refitted kitchen, living/dining room and conservatory. Externally there is a well presented rear garden and a garage located in a block. **WORKING TENANTS ONLY, NO SMOKERS OR PETS.** Energy Rating C.



### FIRST FLOOR - LANDING:

Access to loft space, staircase to ground floor, airing cupboard housing hot water cylinder, doors to:-

### BEDROOM 1: 11'11 x 9'6 (3.63m x 2.90m)

Double glazed window to front, radiator, wall mounted storage cabinets.

### BEDROOM 2: 10'8 x 9'6 (3.25m x 2.90m)

Double glazed window to rear, radiator.

### BEDROOM 3: 8'5 x 7'2 (2.57m x 2.18m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Refitted family bathroom with obscure double glazed window to front, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower attachment, wc with concealed cistern and vanity wash hand basin with storage cupboard below, tiled floor, tiled walls, spotlights, extractor fan.

### GROUND FLOOR - ENTRANCE HALL:

Obscure double glazed entrance door to front, tiled floor, built in storage cupboard, doors to:-

### CLOAKROOM:

Obscure double glazed window to front, two piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splash back, wood effect flooring.

### KITCHEN: 9'4 x 8'4 (2.84m x 2.54m)

Double glazed window to front, range of wall and base mounted storage units, roll edge work surfaces with inset single bowl double drainer ceramic sink unit, fridge, freezer, washing machine and gas cooker to remain, tiled walls, tiled floor, built in pantry cupboard and further built in storage cupboard.

### LIVING/DINING ROOM: 17' x 14'2 (5.18m x 4.32m)

Double glazed entrance door to conservatory, two double glazed windows to rear, two radiators, staircase to first floor to first floor, wood effect flooring/

### CONSERVATORY: 10' x 9'3 (3.05m x 2.82m)

Double glazed French style doors to side opening on to rear garden, double glazed windows to side and rear, electric radiator, wood effect flooring.

### EXTERIOR - REAR GARDEN:

Mainly laid to lawn with planted shrub bed to rear border, side access path and gate leading to:-

### FRONT:

Mainly laid to lawn with path leading to front entrance door and to side access gate.

### GARAGE:

Located in block with up and over door.

### LETTINGS INFORMATION:

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.

