



**Southend Road  
Stanford-le-Hope  
SS17 8HW**

- THREE BEDROOM HOUSE
- GAS CENTRAL HEATING
- LOUNGE 18' X 13'5
- DINING ROOM 10'6 X 8'9
- MODERN KITCHEN 15'8 X 7'8
- UPVC DOUBLE GLAZED
- MODERN BATHROOM/WC
- GROUNDFLOOR CLOAKROOM
- 38' REAR GARDEN
- PARKING TO REAR



This is an unfurnished three bedroom end of terrace house available from September 2017. The property offers above average sized accommodation and is located in the Gable Hall catchment area. Viewing advised. SORRY NO DHS OR PETS.

**£1,200 PCM Freehold**

**"To view the full lettings particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

## ENTRANCE

Via feature hardwood door to:

## ENTRANCE PORCH

Radiator. Power points. Fitted carpet. Door to:

## GROUNDFLOOR CLOAKROOM

Obscure window to front. White suite comprises low flush wc and wash hand basin. Laminate wood flooring.

## LOUNGE

18' x 13' 5" (5.49m x 4.09m) Woodgrain UPVC double glazed four segment bow window to front with deep sill. Radiator. Dado rail. Two wall light points. Fitted carpet. Recessed stairway to first floor. Door to:

## DINING ROOM

10' 6" x 8' 9" (3.20m x 2.67m) Double glazed French doors to rear. Coving to smooth plastered ceiling. Understairs storage cupboard housing boiler serving central heating and domestic hot water systems. Dado rail. Power points. Vinyl flooring. Door to:

## KITCHEN

15' 8" x 7' 8" (4.78m x 2.34m) Woodgrain UPVC double glazed leadlite window to rear. Coving to smooth plastered ceiling with inset spotlights. White fitted base level units to all aspects with contrasting worksurfaces over and inset single bowl single drainer sink unit. Matching range of wall mounted eye level units. Radiator. Power points. Ceramic tiled flooring.

## LANDING

Coving to textured ceiling. Loft space which is part boarded with light connected. Dado rail. Built in airing cupboard housing lagged copper cylinder. Fitted carpet.

## BEDROOM ONE

11' x 11' (3.35m x 3.35m). Woodgrain UPVC double glazed leadlite window to rear. Coving to smooth plastered ceiling. Radiator. Television point. Telephone point. Power points. Fitted carpet.

## BEDROOM TWO

12' x 9' 2" (3.66m x 2.79m) Woodgrain UPVC double glazed leadlite window to front. Coving to textured ceiling. Radiator. Power points. Fitted carpet.

## BEDROOM THREE

9' x 7' 9" (2.74m x 2.36m) Woodgrain UPVC double glazed leadlite window to front. Coving to textured ceiling. Radiator. Telephone point. Power points. Fitted carpet.

## BATHROOM/WC

Obscure woodgrain UPVC double glazed leadlite window to rear. White suite comprises panelled bath wash hand basin and low flush wc. Radiator. Vinyl tiled flooring.

## REAR GARDEN

Approximately 38' in length (maximum). Commenced by paved patio area with dwarf retaining wall. Remainder laid to lawn with flower and shrub borders. Side pedestrian access to:

## TENANT FEES

Set up fee (Tenants Share)- £300.00 (inc VAT) for up to two tenants. This Fee is For: Referencing up to two tenants (identify, immigration and Visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. If the references are failed then only 50% of the set up fee will be taken

Additional tenant fee - £60.00 (inc VAT) per additional tenant. This fee is for: Processing the application, associated paperwork and referencing.

Guarantor Fee - £60.00 (inc VAT) per guarantor (if required). This fee is for: Covering credit referencing and preparing a Deed of Guarantee as part of the tenancy agreement.

## **INFORMATION FOR TENANTS**

### **TENANTS**

#### **Before You Move in**

##### **Set up fee (Tenants Share)- £300.00 (inc VAT) for up to two tenants.**

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##### **Additional tenant fee - £60.00 (inc VAT) per additional tenant**

This fee is for: Processing the application, associated paperwork and referencing.

##### **Guarantor Fee - £60.00 (inc VAT) per guarantor (if required)**

This fee is for: Covering credit referencing and preparing a Deed of Guarantee as part of the tenancy agreement.

##### **Permitted Occupier Fee – included**

This is to explain to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy.

##### **Accompanied Check-in fee - £90 (inc VAT)**

This fee is attending the property and checking the inventory and schedule of condition of the property, explaining how appliances function and taking meter readings for utilities and services. No fee applicable if tenant moves in non-accompanied.

##### **Pet Deposit – Returnable additional security deposit of £500.00**

This is to cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.

### **During Your Tenancy**

#### **Amendment Fee – included**

This is for contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

#### **Renewal fee (tenants share)– included**

This is for contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

#### **Ending Your Tenancy**

##### **Check out fee (tenants share)- included**

This is for attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit(s).

##### **Future landlord reference fees - £15.00 (inc VAT) per item cost**

This is for collating information and preparing a reference for a future landlord or letting agent. This fee will be waived if we are to be landlord's agent for the new property.

### **Other Fees and Charges**

#### **Lost security items - £18.00 (inc. VAT) plus item cost**

This is for obtaining necessary permissions, sourcing providers and travel costs.

#### **Out of hours service - £60.00 (inc .VAT) plus any actual costs incurred**

This is where the actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate.

Unpaid rent/Returned payments – interest will be charged at 8% above Bank of England Base Rate from date due.

#### **Professional Cleaning (if required) – Charged at £36.00 per hour, which will be deducted from the security deposit.**

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

**If you have any questions on our fees please ask a member of staff**