



## Collingwood Road South Woodham Ferrers



**CALL 01245 326445 TO VIEW**  
**[www.essexproperties.co.uk](http://www.essexproperties.co.uk)**

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**Director: Kristian A Sullivan**

**Registered Office: 3—11 Reeves Way, South Woodham Ferrers, Chelmsford CM3 5XF**

# TO LET

- TWO BEDROOMS
- TERRACED HOUSE WITH GOOD SIZED GARDEN
- LOUNGE / DINER
- BATHROOM— WITH POWER SHOWER OVER BATH
- CLOSE TO TOWN CENTRE & TRAIN STATION

**A DILAPIDATION  
DEPOSIT OF  
£950  
IS REQUIRED**

**£850PCM**



We are pleased to offer this two bedroomed terraced house located in the heart of South Woodham Ferrers, close to the town centre and railway station, this is ideally suited for someone who is looking for great transport links and a central location.

The property comprises:

Master bedroom: Large double size with fitted wardrobes & fitted carpet.

Second bedroom: Double size with deep wardrobe

Lounge/diner: Laminated flooring

Bathroom: Bath, W.C and sink, with power shower over bath

Kitchen: Vinyl flooring, cream units, with cooker to remain.

Good sized garden, with rear access to two car park spaces.

**AVAILABLE END FEBRUARY 2019**

# AWAITING INTERNAL PHOTOS

## TERMS AND CONDITIONS

**COSTS:** An administration charge will be due when application forms are completed of £100 (inc VAT) per person (£50 per guarantor) together with a £50 holding deposit. **This is not refundable under any circumstances unless the landlord decides to withdraws the property.** This must be paid in full to secure the property for you whilst the references and credit checks are being processed. The £50 holding deposit will be deducted from moving costs.

**MOVING IN:** On the day the tenancy starts all parties over 18 will be required to attend the office to sign the tenancy agreement and pay the monies due. The balance or dilapidation deposit will be due at the time and the first months rent. All rents thereafter are payable monthly in advance by standing order. Any guarantors will also be required to sign at this time. **All monies payable on the moving in date must be cash or bankers draft.** Applicants claiming Housing Benefit must advise our office when the deposit is placed. On moving in, an additional months rent will be due to be paid at that time, due to delays with the local council on Housing Benefits applications.

**REFERENCES:** All applicants over the age of 18 that will be residing at the property will need to complete an application form. Any applicants not presently employed will require a guarantor.

**VIEWING:** Strictly by prior appointment with agents, Essex Properties. Contact us for further information.

**DEPOSITS:** All dilapidation deposits will be protected under an insurance Backed Scheme for the duration of the ten-

Call: (01245) 326445/ 428155  
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