



St Johns Road Chadwell St Mary RM16 4JU

- 3 BED HOUSE
- LOUNGE/DINER 23' 5" x 17' 6"
- UTILITY/CLOAKROOM 7' 1" x 5' 9"
- OFFICE/BEDROOM 10' 1" x 7' 4"
- BATHROOM 8' 2" x 5' 11"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARDEN APPROX 30FT



Offered for rental at £1,300 per calendar month. This 3/4 bedroom house in Chadwell St Mary close to local schools and shops. No D.S.S. No pets. No smokers. Viewing advised. Features include:

£1,300 PCM Not Applicable

**"To view the full lettings particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	65
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	71
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

ENTRANCE

Via UPVC double glazed door to kitchen.

KITCHEN

3.84m x 2.94m (12' 7" x 9' 8") Coving to smooth plastered ceiling. Ceramic tiled floor. UPVC double glazed lead lite window to front. Range of eye and base level cupboards and drawers with roll top work surface. Gas oven with extractor above. One and a half stainless steel sink with mixer tap. Plumbing for washing machine and dishwasher. Large storage cupboard.

LOUNGE/DINER

7.14m x 5.34m (23' 5" x 17' 6") Coving to smooth plastered ceiling. Wood laminate flooring. Open plan carpeted stairs to first floor. Ornate wooden surround with electric fire. UPVC double glazed french doors to rear. Radiator with cover.

UTILITY/CLOAKROOM

2.17m x 1.74m (7' 1" x 5' 9") Smooth plastered ceiling. Ceramic tiled floor. Roll top work surface. Plumbing for washing machine and tumble dryer. Low level wc. Pedestal wash hand basin. Radiator. Door to:

OFFICE/BEDROOM

3.07m x 2.24m (10' 1" x 7' 4") Smooth plastered ceiling with inset spotlights. UPVC double glazed lead lite window to front. Large cupboard with double doors. Radiator.

LANDING

Coving to smooth plastered ceiling with hatch to loft. Fitted carpet.

BATHROOM

2.49m x 1.81m (8' 2" x 5' 11") Coving to smooth plastered ceiling. Vinyl floor covering. UPVC double glazed lead lite window to front. Panelled bath with shower above. Pedestal hand basin. Low level wc. Roll top work surface with cupboard below. Fully tiled. Radiator.

BEDROOM ONE

4.42m x 2.81m (14' 6" x 9' 3") Smooth plastered ceiling. Fitted carpet. UPVC double glazed window to rear. Range of fitted wardrobes. Radiator.

BEDROOM TWO

3.82m x 2.46m (12' 6" x 8' 1") Coving to textured ceiling. Fitted carpet. UPVC double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE

2.85m x 2.72m (9' 4" x 8' 11") Coving to textured ceiling. Fitted carpet. UPVC double glazed window to front. Radiator.

REAR GARDEN

Approximately 30ft. Immediate decked area with path leading to shed.

INFORMATION FOR TENANTS

TENANTS

Before You Move in

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.

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