

TO LET



Linden Close, Chelmsford

3 Bedrooms, 2 Bathrooms, Mid Terraced House

£1,400 pcm



Linden Close, Chelmsford

3 Bedrooms, 2 Bathrooms

£1,200 pcm

Date available: Available Now

Deposit: £1,800

Unfurnished

Council Tax band: C

- Three bedrooms
- Driveway
- Rear garden
- Summer house
- Gas central heating
- Unfurnished

Situated in the popular area of Moulsham, this three bedroom home benefits from open-plan living to the ground floor, a driveway to the front and a lovely garden to the rear complete with a sizeable summer house with power. To the ground floor, a spacious hallway with stairs to the first floor, gives access to a shower room and the living room which in turn leads through to the dining area and kitchen-breakfast room with utility room. To the first floor are three bedrooms, with additional bathroom.

This property is offered unfurnished.

HALLWAY Stairs to first floor, doors to shower room and living room.

LIVING ROOM/DINING ROOM 10' 11" x 22' 3" (3.33m x 6.78m) Open-plan. Window to front aspect.

KITCHEN/BREAKFAST ROOM 15' 9" x 10' 7" (4.8m x 3.23m) With fitted units, dishwasher and electric cooker, patio doors leading to the rear garden.





UTILITY ROOM 7' 1" x 4' 8" (2.16m x 1.42m) With space for appliances.

LANDING Doors to all bedrooms, bathroom and wc.

BEDROOM ONE 11' 10" x 11' 7" (3.61m x 3.53m)
Window to front aspect.

BEDROOM TWO 10' 8" x 10' 0" (3.25m x 3.05m)
Window to rear aspect, built-in wardrobe.

BEDROOM THREE 8' 10" x 6' 1" (2.69m x 1.85m)
Window to front aspect.

BATHROOM 5' 6" x 4' 9" (1.68m x 1.45m) Panelled bath and hand wash basin.

WC 4' 9" x 2' 6" (1.45m x 0.76m)

A holding deposit equivalent to 1 weeks rent will be required to reserve the property, while referencing checks are being carried out. With the tenants' consent,

this holding deposit will be refunded against the first months' rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act, applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons, may result in you losing your holding deposit. An extension to the deadline may be entered into, if agreed by all parties

Right to Rent Checks

By Law, Right To Rent checks must be carried out and as such, applicants will be required to provide original proof of ID (Passport and Residents Permits) and current address ID in accordance with Home Office guidelines.





Acceptable forms of address ID are as follows:

- Driving license
- Recent utility bill (within the last 3 months, we cannot accept mobile phone bills)
- Council Tax bill
- Letter from employer or GP (specifically stating & confirming your current address, on headed paper)
- Mortgage statement
- Tenancy agreement signed and dated within the last 6 months

Please note that we cannot accept bank statements

All potential tenants over the age of 18, will be subject to a credit check, carried out by a 3rd party to check for CCJ's, IVA's & Bankruptcy. Applicants will need to provide proof of an income of at least 2.5 times the annual rent. Additional checks include an employment check, affordability checks, previous Landlord reference and proof of address history, usually up to 3 years.

Local Housing Allowance applicants will require a working guarantor and be able to prove an income of 3 x the annual rent.

You may be required to provide Bank statements (to assess income), pay slips, benefits award letters, pension statements, WFTC award letter.



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Total Area: 956 ft² ... 88.8 m²

All measurements are approximate and for display purposes only.



For award-winning service, speak with our property professionals today!


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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.