

HOME



Braintree
£1,350pcm
3-bed terrace house

Nayling Road

New to the market is this modern family home positioned in the popular location of Braintree.

The property has undergone significant improvements to a contemporary standard and great finish. Inside, there is an entrance porch leading to a hallway, fitted kitchen with a range of wall and base level units, a generously sized lounge/diner and stairs leading to the first floor, where you will find two double bedrooms and a good sized third bedroom. There is a family shower room with a low level w/c, hand wash basin inset into floor based vanity unit and a corner shower cubicle.

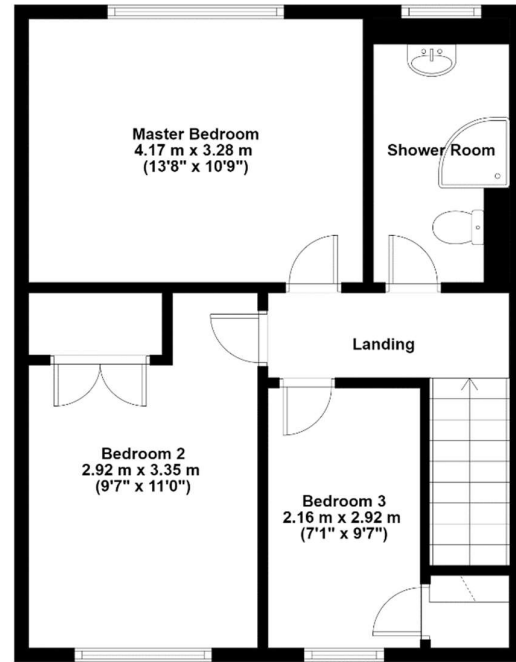
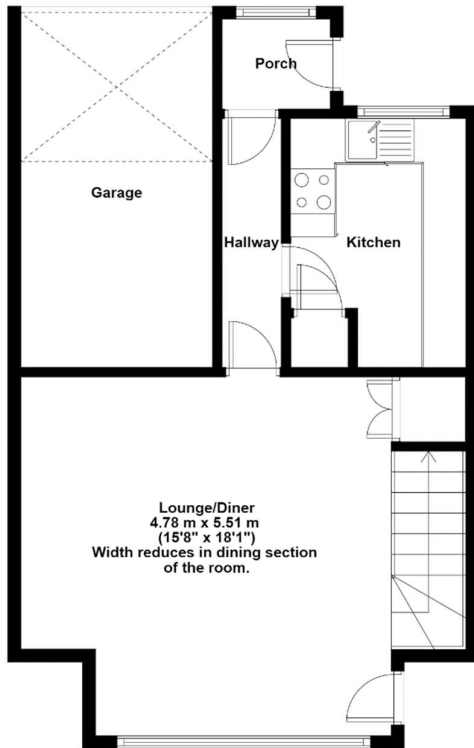
Further benefits include an integral garage, own rear garden and the property has been rewired prior to the property being marketed.

Chelmsford
11 Duke Street
Essex CM1 1HL

Lettings
01245 253 377
Sales
01245 250 222
Mortgages
01245 253 370

thehomepartnership.co.uk

Floor Plans



Features

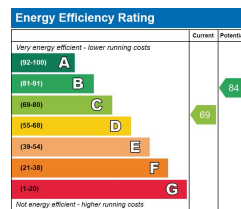
- Available now!
 - Redecorated throughout
 - Brand new carpet
 - Integral garage
 - Rear garden
 - Family shower room
 - Approx 7 minute drive to Braintree Station
 - Short walk to Lidl Supermarket
 - Easy access to Stansted Airport
- Within a 10 minute drive to Freeport Village

Agent Notes

Agents note: Please be aware that this property comes with no kitchen appliances (white goods). The tenant in this instance would need to provide their own. There is space for a Fridge Freezer and Washing Machine.

The Landlord has advised us that the council tax for this property is Band C. They have advised that the annual charge for this council tax band is £1,740.64.

EPC Rating



(Agent Notes continued)

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended. Please note that the Home Partnership do not take referral fees for contractors services relating to property maintenance.

Tenant Permitted Payments

We will charge a tenant the following:

- to secure a property a holding deposit of no more than one weeks' rent;
- a security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year;
- the rent;
- * We may charge a tenant the following default fee's/payments:
 - default fee for late payment of rent (after 14 days);
 - reasonable charges for lost keys or security fobs;
 - payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant;
 - payments associated with early termination of the tenancy, when requested by the tenant; and
 - payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.
- ** Tenants T&C's can be supplied on request.. holding deposit is refundable subject to the T&C's

Company Let Fee's Apply (non housing act tenancy): Admin fee £300 inclusive of VAT.
Tenancy renewal fee £150 inclusive of VAT.

