



**Ivy Chimneys, Epping, CM16**

£1,750pcm

Hammond  
& Smith

# Property Description

AVAILABLE EARLY APRIL IS THIS MODERN THREE BEDROOM END OF TERRACE HOME ON IVY CHIMNEYS. The property comprises of an entrance hallway, dining room, lounge area, fully fitted kitchen, three bedrooms and a family bathroom. In addition the property offers a large rear garden with a good sized outbuilding. The property is offered on an UNFURNISHED BASIS.

EPC Rating: E





## Key Features

- ✓ AVAILABLE EARLY APRIL
- ✓ NEWLY FITTED KITCHEN
- ✓ THREE BEDROOMS
- ✓ IVY CHIMNEYS SCHOOL CATCHMENT
- ✓ LARGE GARDEN
- ✓ LUXURY GARDEN POD/ OFFICE
- ✓ MODERN BATHROOM
- ✓ UNFURNISHED



# Rooms

## Entrance Hallway

## Dining Room

16' 1" x 13' 9" (4.9m x 4.19m)

## Lounge Area

13' 9" x 12' 3" (4.19m x 3.73m)

## Kitchen

8' 7" x 7' 5" (2.62m x 2.26m)

## First Floor

### Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

### Bedroom Two

10' 8" x 9' 6" (3.25m x 2.9m)

### Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

## Garden Outbuilding

14' 2" x 8' 3" (4.32m x 2.51m)

## TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

## DATE

The Earliest date the property will be available is the 8th April 2022 subject to references.

## HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

## **DEPOSIT**

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

## **FURNITURE**

The property is available on an UNFURNISHED basis, although there are white goods included.

## **UTILITY BILLS**

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.

# External Areas

## Garden











## Hammond & Smith

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