



M&P Estates

SALES | LETTINGS | PROPERTY MANAGEMENT

CANBERRA SQUARE

TILBURY | ESSEX | RM18 7PH



MONTHLY RENTAL OF £990 PCM TO LET

We are delighted to bring to the market this well presented and maintained family home which has been newly decorated and carpeted by the current landlord. The pluses to this property are there is a utility room and downstairs cloakroom as well as a separate w.c. to the first floor. Properties of this type, size and calibre do not remain on the market for long, so book your personal accompanied viewing today



THREE BEDROOM



DOUBLE GLAZED



GAS RADIATOR CENTRAL HEATING



SEPARATE FIRST FLOOR W.C.



END TERRACED HOUSE



EPC RATING D - 62



COUNCIL TAX BAND B



UTILITY ROOM



ADMIN FEE £300 Incl VAT – ADDITIONAL APPLICANT OR GUARANTOR £90 Incl VAT

Additional fees apply throughout and at the end of the tenancy – Please ask for further details from a member of our Lettings Team

MPE01611

Tel: 01708 851999

Accommodation comprises:-

Entry Door	Double glazed entry door into hall.
Hall	Tiled floor, painted walls, smooth painted ceiling, radiator, double glazed window to front aspect, wooden glazed door leading into kitchen and carpeted stairs leading to first floor landing.
Lounge 19' 7" x 10' 7" > 8'11" (5.98m x 3.22m > 2.71m)	Wooden door, laminate flooring, painted walls, picture rail, smooth painted ceiling, radiator, double glazed window to rear aspect, double glazed door leading into rear garden, feature fireplace and built in cupboard.
Downstairs Cloakroom	Wooden door, tiled floor, painted walls, smooth painted ceiling, extractor fan, wall-hung hand basin with tiled splashback and low flush w.c.
Kitchen 9' 6" x 8' 7" (2.89m x 2.61m)	Tiled floor, painted walls, smooth painted ceiling, radiator, three double glazed windows to front aspect and wooden door leading into utility room. The kitchen comprises of a number of eye level and base level units with roll top work surface, inset stainless steel sink one and half bowl with matching mixer tap, gas cooker to remain.
Utility Room 9' 0" x 4' 11" (2.75m x 1.51m)	Tiled floor, brick faced painted walls with tiled splash back, textured painted ceiling, double glazed door leading to rear garden, base level units with roll top work surface and inset stainless steel sink with single hot and cold water tap, plumbing for washing machine. Fridge freezer to remain.
Stairs	Carpeted stairs leading to first floor landing.
First Floor Landing	Carpeted flooring, painted walls, smooth painted ceiling, double glazed window to front aspect and loft hatch (loft not inspected).
Bedroom One 13' 9" x 9' 8" (4.2m x 2.94m)	Wooden door, carpeted flooring, painted walls, smooth painted ceiling, radiator and double glazed window to rear aspect.
Bedroom Two 11' 4" x 9' 8" > 5' 1" (3.46m x 2.95m > 1.56m)	Wooden door, carpeted flooring, painted walls, smooth painted ceiling, radiator, double glazed window to rear aspect, door leading into airing cupboard which houses the hot water cylinder and provides additional storage.
Bedroom Three 9' 11" x 7' 0" (3.03m x 2.13m)	Wooden door, carpeted flooring, painted walls, smooth painted ceiling, radiator and double glazed window to front aspect.

Wetroom	Wooden door, vinyl flooring, partially tiled walls with remainder painted, smooth painted ceiling, double glazed window to front aspect, radiator. The bathroom suite comprises of a wall hung hand basin and shower.
Separate w.c.	Wooden door, laminate flooring, painted walls, smooth painted ceiling, double glazed window to front aspect, low flush w.c.
Front Garden	Brick wall border, wrought iron gate with path leading to front door with the remainder of the garden laid to lawn, patio area with gate giving access to the front of the property, path leading to the rear of the garden with wooden gate giving access to the rear of the property. The remainder of the garden is laid to lawn with a number of mature shrubs and plants.

M & P ESTATES ADMINISTRATION FEES

ALL THE FEES BELOW ARE INCLUSIVE OF VAT AT THE CURRENT RATE OF 20%

ONCE YOU ENTER INTO THIS PROCESS THERE IS NO REFUND OTHER THAN AS STATED IN POINT 12(1) BELOW, THEREFORE, IF YOU ARE UNSURE ABOUT THE CONTENT OF THESE INSTRUCTIONS, WE WOULD ADVISE YOU TO TAKE ADVICE FROM EITHER A SOLICITOR OR THE CITIZENS ADVICE BUREAU

The following information is just a brief guide to understanding the steps of letting a property through our company. **We advise you before entering into the reference process to check your own credit file to ensure that there are no default notices or county court judgements, as this will affect your ability to rent a property.**

- 1 Having found the property of your choice you will be required to complete our reference forms and provide us with **photo ID (passport / visa or driving licence), proof of address dated within the past 3 months (bank statement, utility bill or driving licence) and your past 3 months / 12 weeks pay slips.** If you require a guarantor, the guarantor **will also need to provide all forms of identification specified above.** We use a referencing company called Rent4Sure. They will search 7 years credit profile and 3 years address history (see 10 – suitable ID and 11 – employment status).
- 2a An administration fee of £300.00 including VAT will be required in addition with the paperwork in point (1) above. Once this administration fee has been paid the property will be taken off the market for 5 working days whilst your application is assessed.
- 2b For any additional tenant to be referenced we will require a further payment of £90.00 including VAT.
- 3 Once the references have been sent back to us, a date for you to move in will be arranged.
- 4 You will be provided with a draft contract and tenants information pack before moving in. It is advised that you read these documents and take advice before signing. Once signed by both parties the contract becomes legally binding.
- 5 Payment of the first months rent and damage deposit must be paid three days before the start date of the tenancy. The damage deposit will be lodged with the Deposit Protection Service if a Managed property, but if a Let Only the landlord may use an alternative.
- 6a Tenants will be responsible for payments of gas, electricity, water, sewage, council tax and all other services. M&P Estates Ltd will notify the utility companies and Thurrock Council in writing of the commencement of your tenancy. We would advise you to contact them directly once you move in to ensure that they have your correct date of tenancy and details.
- 6b If **ALL** paperwork that has been created for you, including the inventory, is produced and you change your move in date, a fee of **£90.00** including VAT will be incurred for administration costs.
- 7 All rents are to be collected by standing order or bank transfer only.

8 Renewal of the tenancy agreement, after the initial fixed period, will be at a cost of £90 including VAT, this payment will be taken once you have agreed to renew. Renewal will not take place unless this payment is made. This renewal fee applies to the household and is not charged individually.

9 On move out we carry out a detailed move out report on the property at a cost of £140 including VAT, however, this cost is shared on a 50/50 split between the landlord and the tenant, therefore, the fee to the tenant will be £70 including VAT which will be payable when you give your notice and cannot be deducted out of your deposit.

10 **ID**

We require photo ID which can be in the form of a passport, current full driving licence or certification from either a doctor or solicitor. If you hold a passport that is outside the UK then we will need to check your immigration status before we can proceed with an application.

11 **Employment Status**

We understand that people are employed in many different ways but for referencing criteria the following applies:-

If you are employed you will pay PAYE and have a contract of employment.

If you are self-employed and work for yourself or a contractor we will require an accountants reference to prove your earnings. If you do not use an accountant we will need to see sight of SA302 forms, which state your earnings.

We will use the net income or net profit figure for the purposes of carrying out the financial referencing. We cannot use the gross figure.

If you are employed by a company, either M & P Estates or Rent4Sure will contact your HR or Personnel Department. The following information will be required:-

- 1) Is the applicant in permanent employment
- 2) Employment start date
- 3) Employment end date
- 4) Is the applicants contract greater than the lease term
- 5) Are the salary details as stated
- 6) Salary as reported
- 7) Confirmed job title

12 **Refunds**

- 1) A full refund will be given, If you have been referenced and met all the criteria and the Landlord pulls out of the transaction.
- 2) No refund will be given, if your references fail due to the fact that you have failed to disclose adverse credit, you have not provided the specified forms of identification, or you have provided false information in order to obtain a rental property.
- 3) No refund will be given, if you withdraw from the transaction.

We, therefore, strongly urge you to complete the forms fully and correctly.

**PLEASE SEE OVER LEAFLET FOR ALL FEES PAYABLE
BEFORE, DURING AND AT THE END OF THE TENANCY**

TENANT'S INFORMATION

All fees are inclusive of VAT at 20%

Reference & Administration Fees – £300 / Additional Adult or Guarantor – £90.00 This includes all necessary paperwork to move into the property – there are no other hidden costs other than those costs listed below, if you are unsure of the costings please ask a member of staff. Please note that the above fees are not refundable, if you as the proposed tenant fail the reference process or pull out of the transaction

Three days prior to the commencement of the tenancy, tenants will be required to pay one month's rent in advance and a deposit equivalent to one month's rent. The deposit will be held by The Deposit Protection Services (DPS) Custodial scheme under the M&P Estates Ltd Scheme no: 15216758



The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Telephone number: 03303030030
Website: www.depositprotection.com

Other FEES payable

All fees are inclusive of VAT at 20%

If ALL paperwork that has been created for the tenant, including the inventory and the tenant changes the tenancy commencement date, a fee of £90.00 will be incurred for administration costs.

Renewal of Tenancy – £90.00 per household not individual tenants

Late Payment of Rent Fee per Letter – £30.00 7 day letter and 14 day letter

Non-attendance of Property Inspection Fee – £30.00

Non-attendance of Move Out Inspection Fee – £72.00

Move Out Inspection Fee – £140.00 split 50/50 between tenant and landlord thus tenant will pay £70. This can not be deducted from the deposit and has to be paid before the move out inspection is carried out

If the property is not clean at the end of the tenancy the following charges will be applied and are inclusive of VAT.

1. Professional cleaning services at £15 per hour.
2. Carpet cleaning at £25 per carpet
3. Cooker and/or oven cleaning to include extractor fans £75.
4. Gardening work will be charged at £25 per hour (plus materials where required).

M&P Estates Ltd do not hold "Client Money Protection Insurance"

M&P Estates Ltd are members of the Property Ombudsman redress scheme for both Sales and Lettings



55 Milford St, Salisbury SP1 2BP **Tele** [01722 333306](tel:01722333306) **email:** admin@tpos.co.uk **Website** www.tpos.co.uk

The Ombudsman provides redress, where appropriate, to consumers whose complaints are considered on a case by case basis

Energy Performance Certificate



1, Canberra Square, TILBURY, RM18 7PH

Dwelling type: end-terrace house

Date of assessment: 25 June 2012

Date of certificate: 25 June 2012

Reference number: 8952-6526-9830-3965-7926

Type of assessment: RdSAP, existing dwelling

Total floor area: 81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,346

Over 3 years you could save

£ 771

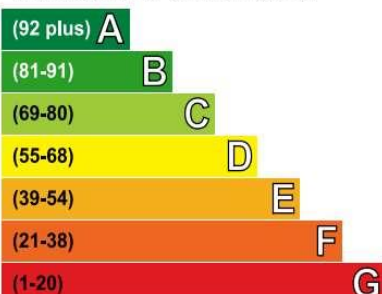
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 135 over 3 years	
Heating	£ 1,719 over 3 years	£ 1,224 over 3 years	
Hot Water	£ 456 over 3 years	£ 216 over 3 years	
Totals	£ 2,346	£ 1,575	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
62	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 162	✓
2 Low energy lighting for all fixed outlets	£15	£ 30	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 72	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

