

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Wellesley Road Clacton-on-Sea, CO15 3PW

Sheen's Lettings & Management are delighted to offer FOR LET THIS ONE BEDROOM FIRST FLOOR FLAT situated within walking distance of Clacton's town centre and railway station. The property benefits from a modern kitchen, off road parking. The property is presented on an unfurnished basis. Call now for further information and to arrange a viewing.

- One Bedroom
- First Floor
- No Pets
- Electric Heating
- Off Road Parking (to rear)
- Fully Double Glazed
- Close To Amenities
- Deposit £865.00
- Council Tax Band A
- EPC Rating E



£750 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Communal entrance, stairs to first floor.

ENTRANCE DOOR

Leading into entrance hall. Doors to:

LOUNGE

13'2 x 11'4

Electric heater. Double glazed window to front.



BEDROOM

11'8 x 9'

Fitted wardrobes, electric heater, door to:



BATHROOM

Paneled enclosed bath, electric shower over. Low level W.C. Hand wash basin pedestal, part tiled walls. Double glazed window to rear.



KITCHEN

Cupboard's at both eye and floor level, integrated oven & hob, extractor hood above. Plumbing facilities for washing machine, part tiled walls, double glazed window to front.



EXTERIOR

Communal rear garden area (maintained by management) and off road parking area.



HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £173.00, this comes off the total deposit which is £865.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

Right To Rent Checks

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.

Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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