

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

**Sheen's**  
The Action Agents



## Brooklands Gardens Clacton-on-Sea, CO15 2JR

Sheen's Lettings & Management are delighted to offer FOR LET THIS TWO BEDROOM DETACHED BUNGALOW situated within Brooklands, Jaywick. The property benefits from being newly carpeted & redecorated and a gated rear garden providing off road parking. The property is presented on an unfurnished basis, call now for further details & to arrange a viewing.

- Two Bedrooms
- Electric Heating
- Newly Carpeted & Redecorated
- Double Glazed
- Shower Room
- Gated Off Road Parking (to rear)
- Long Term Let
- Deposit £836.00
- Council Tax Band A
- EPC Rating E



**£725 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### ENTRANCE PORCH

UPVC double glazed porch door to;

#### LOUNGE AREA

17'6 x 8'

Newly carpeted & redecorated. Double glazed windows to front & side.



## KITCHEN

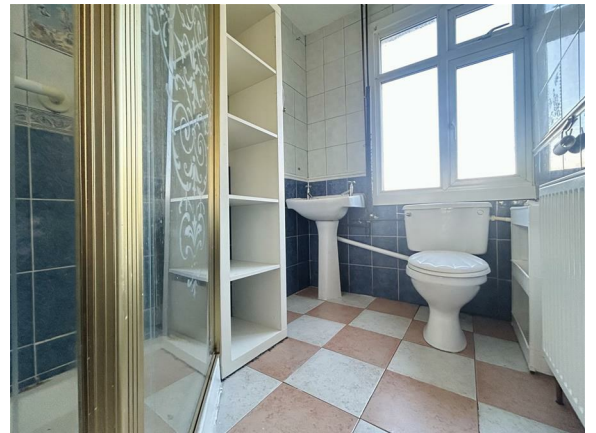
7'10 x 6'2

New Vinyl flooring, cupboard's at both eye and floor level. Space for freestanding cooker. Part tiled walls.



## SHOWER ROOM

Shower room comprising of; shower cubicle with electric shower, low level W.C. and a hand wash basin with pedestal.



**BEDROOM ONE**

12' x 7'8

Newly carpeted & redecorated. Double glazed window.



## BEDROOM TWO

9'7 x 5'5

Newly carpeted & redecorated. Double glazed window.



## EXTERIOR

Front garden with shrub borders. Decked area with steps leading to front door.

Rear garden: Gated access providing off road parking.



## 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 £167.00, this comes off the total deposit which is £836.00. 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

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG

☎ 01255 225559   ✉ [lettings@sheens.co.uk](mailto:lettings@sheens.co.uk)   🌐 [sheens.co.uk](http://sheens.co.uk)

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

**Sheen's**  
The Action Agents

