

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

**Sheen's**  
The Action Agents



## Harpers Way Clacton-On-Sea, CO16 8BQ

Sheen's Lettings & Management are delighted to offer FOR LET THIS THREE BEDROOM TERRACED HOUSE situated in this sought after position. The property benefits from gas central heating, en suite shower room, garage & parking. The property is presented on an unfurnished basis. Call now for further details and to arrange a viewing.

- Three Bedrooms
- Gas Central Heating
- Garage & Parking
- En-Suite Shower
- South Facing Garden
- Double Glazed
- Sought After Area
- Deposit £1557.00
- Council Tax Band C
- EPC Rating C



**£1,350 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### ENTRANCE HALL

Doors to:

### LOUNGE

13'6 x 12'7

Double opening doors to garden.



### DINING ROOM

14'5 x 7'9

Radiator.



### GROUND FLOOR W.C

Low level W.C, hand wash basin with pedestal.

### KITCHEN

13'9 x 8'6

Modern fitted kitchen integrated washing machine & fridge/freezer. Integrated oven & hob. Double glazed window to rear. Door glazed UPVC door to garden.



### STAIRCASE & LANDING

Doors to:

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### BEDROOM ONE

10'9 x 9'

Built in cupboard. Double glazed window. Radiator.



### EN-SUITE SHOWER ROOM

Double shower cubicle, low level W.C and hand wash basin with pedestal.



### BEDROOM TWO

10' x 9'

Double glazed window. Radiator.



### BEDROOM THREE

Built in cupboard. Double glazed window. Radiator.



## BATHROOM

Panel enclosed bath with mixer shower and shower screen. hand wash basin with pedestal. Low level W.C. Part tiled walls. Double glazed window.



## OUTSIDE - REAR

Rear garden mainly laid to lawn with part astroturf next to the garage.

Front garden enclosed by an established shrub, pathway to front door with bark and gravel area.

Courtesy door to rear garden.



## GARAGE

Off road parking space and garage to the rear.



## 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 £311.00, this comes off the total deposit which is £1557.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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.

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## Selling properties... not promises

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