



## Smythe Close Clacton-on-Sea, CO16 8FS

Sheens Letting's & Management are delighted to offer FOR LET THIS THREE BEDROOM SEMI DETACHED HOUSE situated in this sought after position. The property benefits from a garage, off road parking and is available for long term let. Call now for further details and to arrange a viewing.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Garage & Parking
- Private Rear Garden
- Double Glazed
- Deposit £1500.00
- Council Tax Band C
- EPC Rating E



**£1,300 Per Calendar Month**

## ENTRANCE HALL

Radiator, storage cupboard, doors to:

## CLOAKROOM

White suite comprising of low level WC and a wall mounted hand wash basin.

## LOUNGE

13'5 x 10'7

Electric fireplace, radiator.



## DINING ROOM

13'6 x 9'1

Radiator.



## KITCHEN

10'10 x 7'5

Fitted wall mounted units with matching cupboards and drawers under. Rolled laminated works surface with inset single drainer stainless steel sink. Inset double electric oven, four ring gas hob and extractor hood above. Wall mounted boiler concealed in cupboard. Part tiled walls, sealed unit double glazed window to side and rear. Sealed unit double glazed door to outside rear.



## FIRST FLOOR LANDING

Newly re-carpeted, loft access, radiator, doors to:

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### BEDROOM ONE

14' x 10'

Newly re-carpeted, Radiator, storage cupboard housing water cylinder, sealed unit double glazed window to front.



### BEDROOM TWO

11' x 10'5

Newly re-carpeted, storage cupboard, radiator, sealed unit double glazed window to rear.



### BEDROOM THREE

6'9 x 6'6

Radiator, sealed unit double glazed window to front. Storage cupboards.



## BATHROOM

White suite comprising of a low level WC. Vanity wash hand basin, panel enclosed bath. Shower cubicle, wall mounted shower. Radiator. Fully tiled walls.



## OUTSIDE FRONT

Lawn area. Remainder paved providing off road parking.

## OUTSIDE REAR

Approximatel 35' rear garden. Decking area. Rear access to garage.



## 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 £300.00, this comes off the total deposit which is £1500.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.



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## Selling properties... not promises

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

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**Sheen's**  
The Action Agents

