



## Carriage Drive Clacton-on-Sea, CO15 4FQ

Sheen's Letting's & Management are delighted to offer FOR LET THIS THREE BEDROOM SEMI-DETACHED HOUSE located on the Trinity Fields new build development. The property is presented unfurnished and benefits from off road parking, gas central heating and an en suite shower room. The property is located approximately less than half a mile away from Clacton Shopping Village. Call now for further details and to arrange a viewing.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Trinity Fields New Build Development
- Off Street Parking
- En-Suite
- Downstairs W.C
- Deposit £1673.00
- Council Tax Band TBC
- EPC Rating B



**£1,450 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### HALLWAY

Radiator, door to;

### DOWNSTAIRS W.C

Hand wash basin pedestal, tiled splash back, window to front,  
Low level W.C.



### LOUNGE

14'3 x 12

Storage cupboard, window to front, radiator. Door to;



## KITCHEN

15'3 x 8

Cupboard's at both eye and floor level, integrated oven and hob, extractor hood above, Ideal logic combi boiler. Radiator. Windows to rear. UPVC Door to rear.



## LANDING

Storage cupboard, doors to;



## BATHROOM

Panelled enclosed bath, shower attachment above. Hand wash basin pedestal, part tiled walls, window to front, radiator.



## BEDROOM ONE

9'8 x 9'6

Storage cupboard, Window to front, door to;



## EN-SUITE

Shower cubicle with shower attachment above. Hand wash basin pedestal, part tiled walls, radiator. Window to front.



### BEDROOM TWO

9'2 x 7'6

Window to rear. Radiator.



### BEDROOM THREE

7'6 x 5'9

Window to rear, radiator.



### OUTSIDE - REAR

Panelled enclosed fencing.



### OUTSIDE - FRONT

Off street parking. Side gate access to 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 £334.00, this comes off the total deposit which is £1673.00. 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

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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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**Sheen's**  
The *Action* Agents

