



## 146 Wellesley Road Clacton-On-Sea, CO15 3QD

Sheen's Letting's & Management are delighted to offer FOR LET THIS GROUND FLOOR FLAT which is presented in good condition throughout. The property benefits from a modern shower room. Clacton's mainline railway station with its direct links to London Liverpool Street is within 980 metres. The property is let on an unfurnished basis. Call now for further details and to arrange a viewing.

- One Bedroom
- Electric Heating
- No Pets
- Working/Retired DSS Considered
- Ground Floor
- Modern Shower Room
- Lounge Kitchenette
- Deposit £923.00
- EPC Rating D
- Council Tax Band A

**£800 Per Calendar Month**



## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE KITCHENETTE

15 x 13

Cupboards at both eye and floor level, integrated electric oven & hob, extractor hood above. Space and plumbing facilities for washing machine. Part tiled walls. Windows to front & side. Electric heater.



### SHOWER ROOM

Shower cubicle with shower attachment above. Vanity had wash basin with storage underneath, low level W.C. Fully tiled walls.



## BEDROOM

9'9 x 9'7

Window to side. Electric heater.



## 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 £190.00, this comes off the total deposit which is £923.00. 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)

**Sheen's**  
The Action Agents