



St. Osyth Road Clacton-On-Sea, CO15 3HJ

We are delighted to offer FOR LET THIS THREE BEDROOM SEMI-DETACHED HOUSE situated in this sought after position within walking distance to the town centre and railway station. The property is presented unfurnished and is available for long term let.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Fitted Kitchen
- Dining Room
- Ground Floor W.C
- Rear Garden
- Deposit £1500.00
- Council Tax Band B
- EPC Rating C



£1,300 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE DOOR & HALLWAY

Doors to kitchen, living room and dining room. Door to under stairs W.C.

LOUNGE

14'4 x 11'1

Double glazed window.



DINING ROOM

12' x 11'1

Double glazed UPVC patio doors to rear garden.



KITCHEN

14'8 x 6'

Fitted kitchen with integrated oven & hob. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Door to rear garden.



GROUND FLOOR W.C

Low level W.C. Hand wash basin.



STAIRCASE & LANDING

Airing cupboard, doors to:

BEDROOM ONE

12'2 x 10'7

Double glazed window. Radiator.



BEDROOM TWO

12'3 x 11'2

Double glazed window. Radiator.



BEDROOM THREE

8'3 x 6'6



BATHROOM

Modern bathroom comprising of a panel enclosed bath with shower screen, low level WC and hand wash basin with pedestal. Part tiled walls. Double glazed window.



EXTERIOR

Front: Concrete area. Side access.

Rear: Lawn area with established shrubs and borders.



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 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

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Sheen's
The *Action* Agents

