



## Curlew Close Clacton-on-Sea, CO15 4HH

Sheen's Letting's & Management are delighted to offer FOR LET THIS THREE BEDROOM GROUND FLOOR FLAT situated in the sought after 'Birds Development'. Property benefits from a fitted kitchen, shower room & garage. Call now for further details and to arrange a viewing.

- Three Bedrooms
- No Pets
- Electric Heating
- Ground Floor
- Garage
- Shower Room
- Fitted Kitchen
- Deposit £1211.00
- Council Tax Band B
- EPC Rating D

**£1,050 Per Calendar Month**



### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### LOUNGE



## KITCHEN



## SHOWER ROOM





BEDROOM ONE



BEDROOM TWO



### BEDROOM THREE



### 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 £242.00, this comes off the total deposit which is £1211.00. 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

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
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**Sheen's**  
The *Action* Agents

