



Wellesley Road Clacton-on-Sea, CO15 3PW

Sheen's Lettings & Management are delighted to offer FOR LET THIS ONE BEDROOM FIRST FLOOR FLAT situated within walking distance of Clacton's town centre and railway station. The property benefits from recently upgraded electric heating, off road parking. The property is presented on an unfurnished basis. Call now for further information and to arrange a viewing.

- One Bedroom
- First Floor
- Off Road Parking (to rear)
- Electric Heating
- No Pets
- Working/Retired Housing Benefit
- Long Term Let
- Deposit £650
- Council Tax Band A
- EPC Rating E



£850 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Entrance Door

Leading into entrance hall. Doors to:

Lounge

13'2 x 11'4

Bedroom

11'8 x 9'

Fitted wardrobes, electric radiator, door to:

Bathroom

Fitted with a low level WC, hand wash basin with pedestal and bath with electric shower over.



Kitchen

Modern fitted kitchen with integrated oven & hob. Washing machine (not being maintained by landlord, left by previous tenant).



Exterior

Communal front garden (maintained by management).

Communal rear garden (maintained by management) and off road parking for one car.

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 £196.00, this comes off the total deposit which is £980.00. 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 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

