

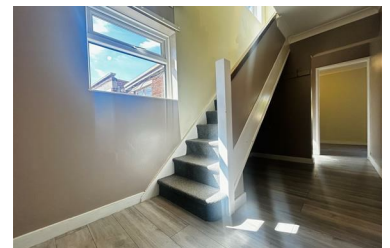
📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Waterworks Drive Clacton-On-Sea, CO16 8AW

- Three Bedrooms
- Gas Central Heating
- Modern Kitchen
- Semi-Detached House
- Bathroom
- Rear Garden
- Double Glazed
- Deposit £1615.00
- Council Tax Band B
- EPC Rating D



**£1,400 Per Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### HALLWAY

12'5" x 6'5"

Radiator. UPVC double glazed door to rear, door to;



## KITCHEN

12'5" x 11'8"

Integrated oven & hob, extractor hood above, cupboards and drawers at both eye and floor level, space and plumbing facilities for washing machine, part tiled walls. Double glazed window to front. Radiator. Storage cupboard housing boiler.



## LOUNGE

18'7" x 10'5"

Double glazed window to rear. Radiator.



## BEDROOM ONE

12'5" x 11'8"

Double glazed window to front. Radiator.



## BEDROOM TWO

10'5" x 8'3"

Double glazed window to rear. Radiator.



### BEDROOM THREE

9'11" x '6'11"

Double glazed window to rear. Radiator.



### BATHROOM

Panelled enclosed bath, shower attachment. Low level W.C. Hand wash basin pedestal. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to side.



## OUTSIDE - REAR

Panelled enclosed fencing, side gate access.



## 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 £323.00, this comes off the total deposit which is £1615.00. 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.



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## Selling properties... not promises

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