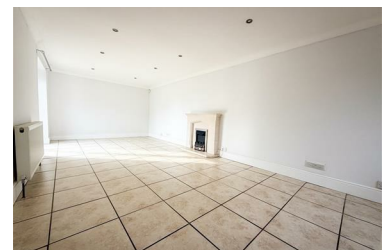
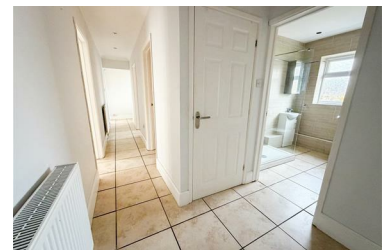




Blyford Road Clacton-On-Sea, CO16 7EL

Sheen's Lettings & Management are delighted to offer FOR LET this extensively modernised and extended THREE BEDROOM DETACHED BUNGALOW which is located in a cul-de-sac position on the popular 'Grange Park' development in the Essex coastal town of Clacton-on-Sea. Clacton's town centre, sea front and mainline railway station are located within one and three quarter miles with local shopping amenities at 'Sainsbury Local' store within quarter of a mile. An early inspection is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Gas Central Heating
- En-Suite To Bedroom One
- Modern Shower Room
- In/Out Driving With Spacious Parking
- 11' x 8'8 Utility Room
- Detached Bungalow
- Deposit £1730.00
- Council Tax Band C
- EPC Rating C



£1,500 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALLWAY

Radiator. Tiled flooring. Built in storage cupboard. Doors to;



LOUNGE

26'10 x 11' max narrowing to 7'

Feature stone fireplace with inset electric fire. Tiled flooring. Two radiators. Double glazed window to front. Double glazed double doors to rear garden.



KITCHEN/DINER

23'7 x 11'1

Fitted with a modern kitchen suite comprises white gloss panel fronted units. Comprising marble effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink nit with mixer tap. Inset four ring electric hob with designer extractor hood above. High level double electric oven. Tall fridge freezer space. Two radiators. Tiled flooring. Tile splashbacks. Double glazed sliding patio doors to rear garden. Double glazed window to rear. Open access to utility room.



UTILITY ROOM

11' x 8'8

Fitted with a range of birch wood effect laminated fronted units comprising granite effect laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing facilities for washing machine and tumble dryer. Tall larder cabinet. Range of matching wall mounted units. Tile splashbacks. Tall chrome effect designer radiator. Tiled flooring. Double glazed window to rear. Wall mounted gas boiler. Double glazed door to rear garden.



BEDROOM ONE

11'10 x 9'9

Wall to wall fitted mirror fronted sliding wardrobes. Radiator. Tiled flooring. Double glazed window to front. folding door to utility room.



EN-SUITE SHOWER ROOM

7'4 x 2'6

Fully tiled walls. Comprises low level W.C. Bidet. Wash hand basin with cupboard below. Tiled flooring. Radiator. Double glazed window to front.



BEDROOM TWO

11' x 6'6

Tiled flooring. Radiator. Double glazed window to front.



BEDROOM THREE

11 x 6'4

Tiled flooring. Radiator Double glazed window to front.



SHOWER ROOM

Fitted with a three piece white suite comprising independent shower cubicle with glazed shower screen. Vanity hand wash basin with cupboards below. Concealed cistern low level W.C. Full tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to front.



OUTSIDE FRONT

The property benefits from an in and out hard standing driveway providing off street parking for numerous vehicles. Garden is mainly laid to lawn with mature shrubs and trees. Gate giving side pedestrian to outside rear garden.



OUTSIDE REAR

Outside rear garden is mainly laid to lawn with a paved patio area. Array of mature flower, shrubs and trees. Two timber storage sheds. Additional side paved garden area.



HOLDING DEPOSIT

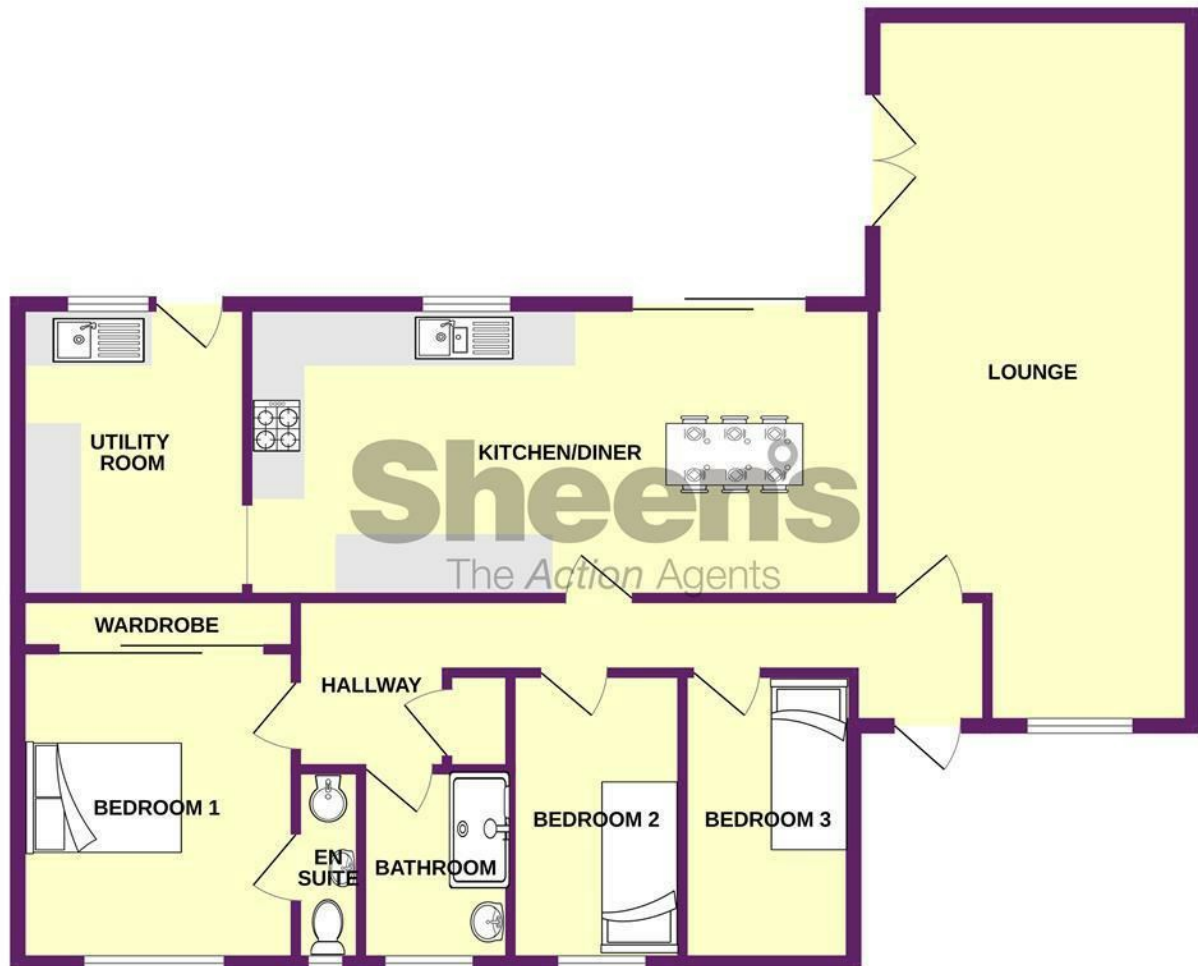
Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £346.00, this comes off the total deposit which is £1730.00. The holding deposit is non refundable should the applicant fail referencing or withdraws 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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The Action Agents

