

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

**Sheen's**  
The Action Agents



## Fleetwood Avenue Clacton-On-Sea, CO15 5RE

Sheen's Lettings & Management are pleased to offer FOR LET THIS SEMI-DETACHED BUNGALOW which is located in the sought after area of Holland-on-Sea. The property benefits from gas central heating. The property is presented on an unfurnished basis, call now for further information & to arrange a viewing.

- Two Bedrooms
- No Pets
- Gas Central Heating
- Off Street Parking
- Sought After Area (Holland-on-Sea)
- Bathroom
- Property Is Not Being Let With Garage
- Deposit £1471.00
- Council Tax Band C
- EPC Rating D



**£1,275 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE

14'5 x 10'2

Double glazed window to rear garden, radiator.



### BEDROOM ONE

14'5 x 10'2

Double glazed window to front, radiator



## BEDROOM TWO

11'4 x 6'9

Double glazed window to front, radiator, fitted wardrobe.



## KITCHEN

11'6 x 8'7

cupboard's at both eye and floor level, space and plumbing facilities for washing machine, space for freestanding cooker, boiler. Part tiled walls & part panelled walls. Double glazed window to rear garden, door to rear garden.



## BATHROOM

Panel enclosed bath, shower attachment, hand wash basin pedestal, part panelled walls, double glazed window to side.



### CLOAKROOM

Low level W.C. Radiator, double glazed window to side.



### REAR GARDEN

Panelled enclosed fencing, shed.



### 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 £294.00, this comes off the total deposit which is £1471.00. 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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