



## Love Way Clacton-On-Sea, CO16 8FX

Situated on the popular 'Cann Hall' development is this THREE BEDROOM SEMI-DETACHED HOUSE. The property is conveniently situated within one hundred meters from Cann Hall Primary school with the town, centre, sea front and mainline railway station around one and a half miles away. It is available to rent from the 10th January 2026 and viewings are highly recommended.

- Three Bedrooms
- Working/Retired DSS Considered
- Gas Central Heating
- Off Street Parking
- Fully Double Glazed
- Modern White Bathroom Suite
- 10'6 X 6'3 Fitted Kitchen
- 10'6 X 7'2 Dining Area
- Council Tax Band B
- EPC Rating D

**£1,300 Per Calendar Month**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Double glazed window to front. Wood effect laminate flooring. Doors to:

### LOUNGE

14'2 x 13'7

Stair flight to first floor. under stairs storage recess. Wood effect laminate flooring. Radiator. Double glazed window to front. Open access to dining room.



### DINING ROOM

10'6 x 7'2

Wood effect laminate flooring. Radiator. Double glazed patio doors to rear garden. Open access to kitchen.



## KITCHEN

10'6 x 7'2

Fitted with range of wood effect laminate fronted units. Black speckled rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset brushed chrome effect four ring gas hob with electric oven below. Brushed chrome extractor hood above (not tested). Space and plumbing for automatic washing machine and dishwasher. Fridge/freezer space. Tiled splash backs. Tiled flooring. Concealed wall mounted gas boiler (not tested). Double glazed window to front.

## FIRST FLOOR LANDING

Loft access, built in airing cupboard. Doors to:

## BATHROOM

Fitted with a modern white suite. Panel bath with shower attachment & glazed shower screen. Vanity wash hand basin. Concealed cistern low level W.C. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to side.



## BEDROOM ONE

11'7 x 8'6

Built in double wardrobe. Radiator. Double glazed window to front.



## BEDROOM TWO

9'6 x 7'6 max

Radiator. Double glazed window to rear.



### BEDROOM THREE

7'9 x 6'8 max

Radiator. Double glazed window to rear.



### OUTSIDE - FRONT

Small front garden with shingle stone borders. Hard standing area providing off street parking. Gate giving side pedestrian access to:



### OUTSIDE - REAR

Approx 45' Rear Garden. Mainly laid to lawn. paved patio area. Timber shed. Array of shrubs and trees. Enclosed by panel fencing.



## ALTERNATIVE VIEW OF GARDEN

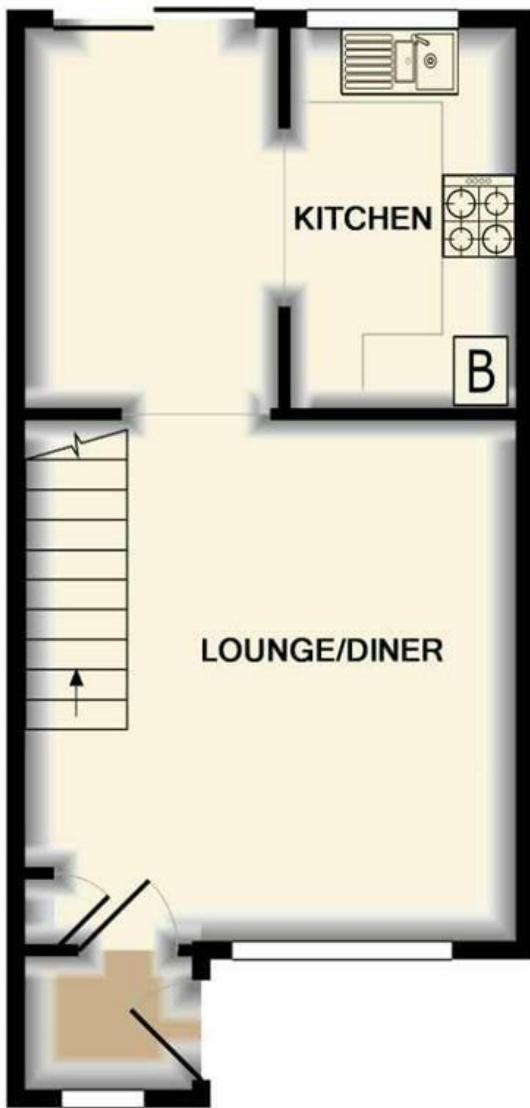


## Right To Rent Checks

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.

## 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 £300.00, this comes off the total deposit which is £1500.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Sheen's**  
The Action Agents