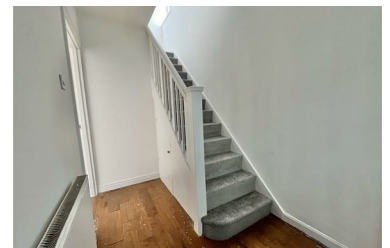




## Thomas Road Clacton-On-Sea, CO15 3JB

Sheen's Estate Agents are pleased to offer FOR LET this THREE BEDROOM SEMI-DETACHED HOUSE. The property is located approximately half a mile from Clacton-on-Sea's mainline railway station, and being within one mile of Clacton-on-Sea's town centre and Seafront. This property benefits from having Two bathrooms and space for multiple vehicles on the driveway. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Off Street Parking
- Ground Floor Shower Room
- First Floor Bathroom
- Deposit £1442.00
- Fully Double Glazed
- Council Tax Band B
- EPC Rating D



**£1,250 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

UPVC Double glazed entrance door to

#### ENTRANCE PORCH

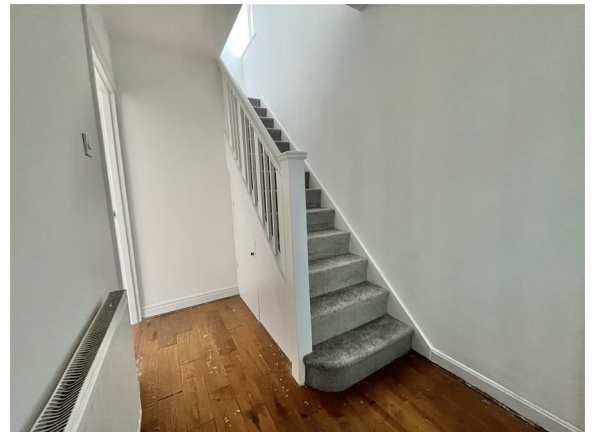
5'1" x 2'5"

Further part leaded light and stained glass effect wooden entrance door to:

#### ENTRANCE HALLWAY

9'3" x 5'6"

Stair flight to first floor. Under stairs storage cupboard. Wood effect flooring. Radiator. Door to:



#### LOUNGE

15'3" narrowing to 11'8" x 10'9" narrowing to 7'1"

Wood effect flooring. Radiator. Double glazed window to front and side. Open access to Dining Room.



## DINING ROOM

16'4" narrowing to 6'0" x 10'11" narrowing to 8'0"

Radiator. Wood effect flooring. Double glazed window to side.  
Open access to kitchen. Doors to Ground Floor Shower Room.





## KITCHEN

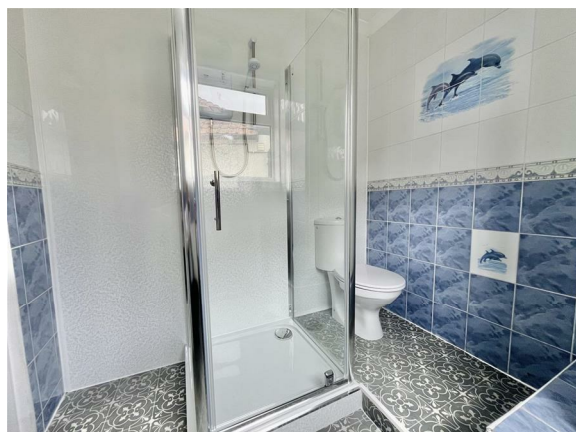
10'7" narrowing to 8'0" x 6'11"

Kitchen area comprises range of dual colour cream and aubergine gloss fronted units. Granite effect square edge work surfaces with tiled splashbacks. Range of matching wall mounted units with cupboards and drawers below. Space for under counter fridge and freezer. Space and plumbing for washing machine. Inset electric hob with extractor hood above. Inset high level double electric oven. Inset one and a half bowl single drainer sink unit with mixer tap. Double glazed window to side. Double glazed double doors to Conservatory.



### GROUND FLOOR SHOWER ROOM

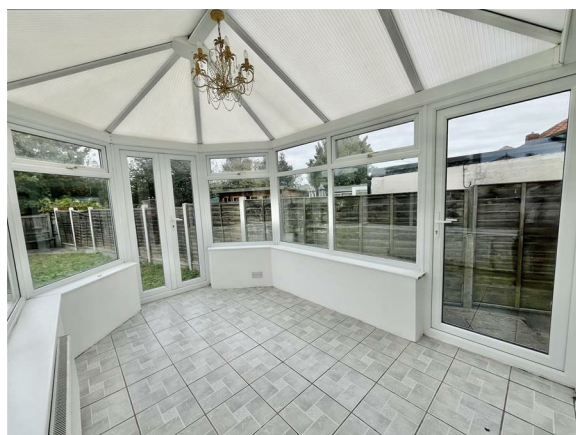
Three piece white suite comprising low level W.C. Pedestal hand wash basin. Shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



### CONSERVATORY

11'8" x 8'5"

Part brick built with vaulted poly-carbonate roof. Tiled flooring. Fully double glazed. Radiator. Double glazed door to side. Double glazed French style doors to garden.



## FIRST FLOOR LANDING

8'2" x 6'0"

Double glazed window to side. Loft access. Doors to:



## BEDROOM ONE

12'0" narrowing to 8'0" x 10'4" narrowing to 7'4"

Wood effect flooring. Radiator. Double glazed window to rear.



## BEDROOM TWO

11'1" narrowing to 8'0" x 8'7" narrowing to 7'1"

Wood effect flooring. Radiator. Double glazed window to front.



## BEDROOM THREE

8'11" narrowing to 8'3" x 8'5"

Wood effect flooring. Radiator. Double glazed window to front.





## BATHROOM

Fitted with a three piece white suite. Comprising pedestal hand wash basin. Low level W.C. Corner panel bath with mixer tap. Radiator. Fully tiled walls. Double glazed window to rear.



## OUTSIDE FRONT

Block paved driveway providing off street parking for numerous vehicles. Part enclosed by panel fencing. Gate gives side pedestrian access to rear garden.





### OUTSIDE REAR

Approx 38' max rear garden which tapers to a point. Mainly laid to lawn. Hard standing patio area, Enclosed by panel fencing.



### 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 £288.00, this comes off the total deposit which is £1442.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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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**Sheen's**  
The *Action* Agents

