



## Wellesley Road Clacton-On-Sea, CO15 3QD

Sheen's Letting's & Management are delighted to offer FOR LET THIS GROUND FLOOR MAISONETTE which is presented is modern throughout. The property benefits from a modern shower room. Clacton's mainline railway station with its direct links to London Liverpool Street is within 980 metres. The property is let on an unfurnished basis. Call now for further details and to arrange a viewing.

- One Bedroom
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Ground Floor
- Modern Kitchen
- Modern Shower Room
- Deposit £900.00
- Council Tax Band A
- EPC Rating D

**£780 Per Calendar Month**



## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE KITCHENETTE

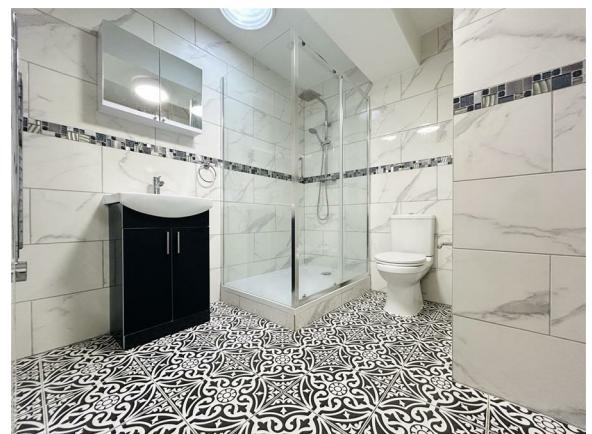
19'7 x 10'6

Cupboards at both eye and floor level. Integrated electric oven and hob, extractor hood above. Space and plumbing facilities for washing machine. Part tiled walls. Electric heater.



## SHOWER ROOM

Shower cubicle, shower attachment above, low level W.C. Vanity hand wash basin with storage underneath, heated towel rail, fully tiled walls.



## BEDROOM

11'6 x 9'5

Window to front.



## 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 £180.00, this comes off the total deposit which is £900.00. 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.

---

## Selling properties... not promises

⌚ 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
⌚ 01255 225559   ✉️ [lettings@sheens.co.uk](mailto:lettings@sheens.co.uk)   🌐 [sheens.co.uk](http://sheens.co.uk)

**Sheen's**  
The Action Agents