



Coppins Road Clacton-on-Sea, CO15 3HP

Sheen's Letting's & Management are delighted to offer FOR LET THIS TWO BEDROOM GROUND FLOOR MAISONETTE situated in an established non estate position. The property is located approximately 1.4 miles from Clacton-on-Sea's town centre, mainline railway station and seafront. The property is presented on an unfurnished basis. An internal viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- Ground Floor
- Gas Central Heating
- Private Rear Garden
- No Dogs. Cats Considered
- Off Road Parking
- New Flooring
- Deposit £1096.00
- Council Tax Band A
- EPC Rating C

£950 Per Calendar Month



Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALL

New Laminated flooring, radiator, doors to:

LOUNGE

14'4 x 11'

Newly carpeted. Radiator. Patio doors to garden.



KITCHEN

8'8 x 6'4

Cupboards at both eye and floor level. Space for freestanding cooker. Part tiled walls. Double glazed window to rear.



BEDROOM ONE

12'1 x 9'6

Newly carpeted. Double glazed window to front. radiator.



BEDROOM TWO

7'1 x 7'

Newly Carpeted. Double glazed window to front. Radiator.



BATHROOM

White bathroom suite comprising of a panel enclosed bath, low level W.C. Vanity hand wash basin. Mixer shower and shower screen. Double glazed window to side.



EXTERIOR

Off road parking to front.

Rear garden. Mainly lawn with a shed. (Shed left by previous tenant and is not being maintained by the landlord).



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 £219.00, this comes off the total deposit which is £1096.00. 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

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Sheen's
The *Action* Agents

