

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

**Sheen's**  
The Action Agents



## 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.



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## Selling properties... not promises

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