



St. Johns Road Clacton-On-Sea, CO16 8DD

Sheen's Lettings & Management are delighted to offer FOR LET THIS TWO BEDROOM SEMI-DETACHED HOUSE. The property is located in an established non-estate location, local shopping amenities in both the heart of Great Clacton and Brook Park Shopping Centre & Country Park are within a mile away. Clacton's town centre, sea front and mainline railway station are approximately one and a quarter miles away. Call now for further details and to arrange a viewing.

- Two Bedrooms
- No Pets
- Gas Central Heating
- Fully Double Glazed
- Ground Floor Bathroom
- Modern Throughout
- Close To Amenities
- Deposit £1269.00
- Council Tax band B
- EPC Rating D

£1,100 Per Calendar Month



Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

11'6 x 10

Double glazed window to front.



GROUND FLOOR BATHROOM

Ground floor bathroom comprised of; Panelled enclosed bath, shower attachment above, hand wash basin pedestal, low level W.C. Part tiled walls. Double glazed window to rear.



KITCHEN

7'11 x 7'7

Cupboards at both eye and floor level, space for freestanding cooker, space and plumbing facilities for washing machine, part tile walls. Double glazed window to rear.



BEDROOM ONE

10'7 x 10'2

Double glazed window to front. Radiator.



BEDROOM TWO

7'11 x 7'3

Double glazed window to rear. Radiator.



REAR GARDEN

Panelled enclosed fencing, side gate access.



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 £253.00, this comes off the total deposit which is £1269.00. 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.

Selling properties... not promises

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Sheen's
The *Action* Agents

