



## Holland Park Clacton-on-Sea, CO15 6LL

Sheen's Lettings & Management are delighted to offer FOR LET THIS THREE BEDROOM DETACHED BUNGALOW situated within this sought after position in East Clacton. The property benefits from off road parking, garage and a fitted kitchen. Call now for further details and to arrange a viewing.

(Please note that the landlord intends to rent the property for a maximum of 2 years).

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Garage & Off Street Parking
- Separate W.C
- Fully Double Glazed
- Deposit £1615.00
- Council Tax Band D
- EPC Rating D



**£1,400 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### ENTRANCE DOOR/HALL

Airing cupboard housing boiler. Additional storage cupboard. Doors to:

### LOUNGE

15' into bay x 10'9

Double glazed window to front, radiator.



### KITCHEN

15'1 x 11'5

Modern fitted kitchen comprising of; cupboard's at both eye and floor level, integrated oven & hob, integrated washing machine and integrated dishwasher. Pantry cupboard. Part tiled walls, radiator, double glazed window to rear. Double glazed UPVC door to rear.





### ALTERNATE VIEW OF KITCHEN



### BEDROOM ONE

12'9 into bay x 11'  
Double glazed window to front, radiator.



### BEDROOM TWO

9'5 x 8'  
Storage cupboard, double glazed window to side, radiator.



### BEDROOM THREE

11'1 x 11'1

Double glazed windows to rear, radiator, Door to:



### LEAN TO:

10'10 x 6'6

Double glazed windows to rear. Door to rear garden.



### BATHROOM

Coloured suite comprising of a panel enclosed bath with shower attachment. Low level W.C. Hand wash basin with pedestal. Part tiled walls. Radiator, double glazed window to rear.



### OUTSIDE - REAR

Rear garden: Various plants and shrubs. Fenced border. Side access.



### OUTSIDE - FRONT

Front Garden: Various shrubs and plants. Feature pond. Hard standing area providing off road parking for numerous vehicle's and access to garage.

### 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 £323.00, this comes off the total deposit which is £1615.00. 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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