



Park Square East Clacton-on-Sea, CO15 2NR

Sheen's Lettings & Management are delighted to offer FOR LET THIS THREE BEDROOM DETACHED BUNGALOW located on the popular Tudor development, with local shopping amenities at Tudor Parade, located within a quarter of a mile away and Clacton-on-Sea's town centre and mainline railway station located approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Refurbished
- Garage & Off Street Parking
- Tudor Development
- Deposit £1442.00
- Council Tax Band C
- EPC Rating E



£1,250 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Wooden glazed entrance door to;

ENTRANCE HALL

Loft access. Airing cupboard. Radiator. Door to;

LOUNGE

16'6 x 11'8

Two radiators. Double glazed windows to front and side.



KITCHEN

11'7 x 10'7

Newly refurbished kitchen comprising of: Cupboards at both eye and floor level. part tiled walls. Space and plumbing facilities for washing machine, space for freestanding cooker. Window to rear garden.



BEDROOM ONE

11'8 x 11'1

Radiator. Glazed window to front.



BEDROOM TWO

11'11 x 10'5

Radiator. Glazed windows to rear.



BEDROOM THREE

9'2 x 8'5

Radiator. Glazed windows to side.



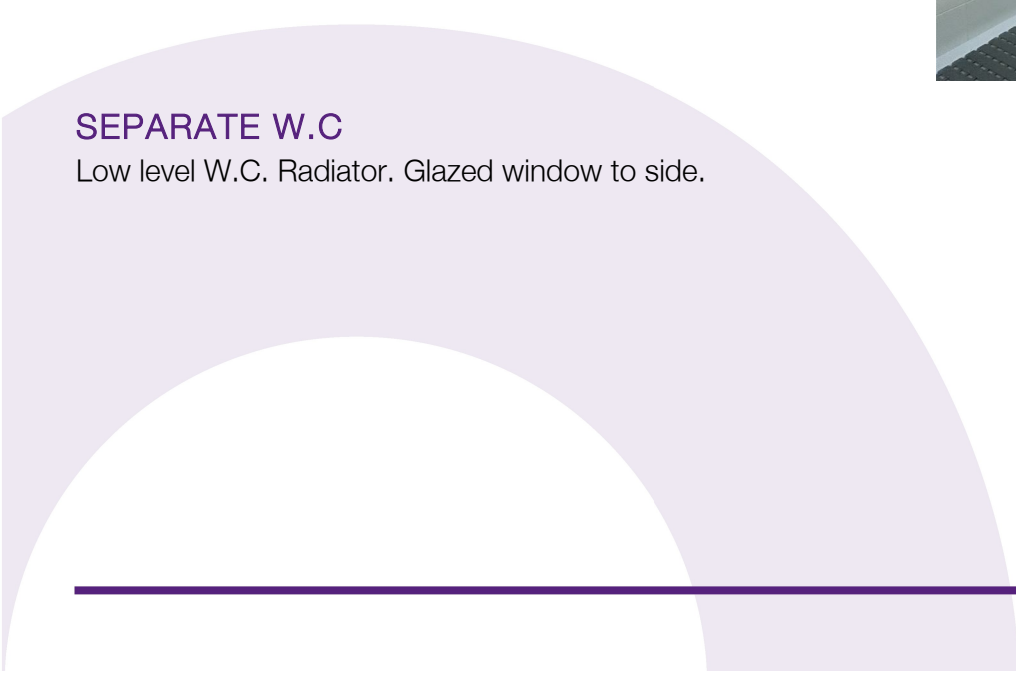
SHOWER ROOM

Vanity hand wash basin, low level W.C. Shower attachment, part tiled walls, window to front.



SEPARATE W.C

Low level W.C. Radiator. Glazed window to side.



OUTSIDE FRONT

Hard-standing area providing off street parking for multiple vehicles with remainder being laid to lawn. Pathway leading to Garage. Side pedestrian access to outside - rear.



GARAGE

OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Boards lined with flowers and shrubs. Enclosed by panel fencing. Two wooden storage sheds. Side pedestrian access to the 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 £288.00, this comes off the total deposit which is £1442.00. 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 🌐 sheens.co.uk

Sheen's
The *Action* Agents

