



## St. Osyth Road Clacton-On-Sea, CO15 3DP

Sheen's Letting's & Management are pleased to offer FOR LET THIS FOUR BEDROOM SEMI-DETACHED HOUSE which is presented unfurnished and available for long term let. The property has been refurbished to a good standard and is situated close to Clacton-on-Sea town centre and approximately 0.7 miles away from Clacton's train station. Call now for further details and to arrange a viewing.

- Four Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Downstairs Shower Room
- Fully Double Glazed
- Modern Throughout
- Deposit £1557.00
- Council Tax Band B
- EPC Rating D



**£1,350 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE

14'3 x 11'11

Double glazed window to front, radiator.



### KITCHEN

11'4 x 7'8

Newly refurbished kitchen comprising of cupboards and drawers at both eye and floor level, integrated oven and hob, extractor hood above, space and plumbing facilitates for washing machine. Part tiled walls, double glazed window to rear garden.





## DINING ROOM

12'10 x 9'11



## GROUND FLOOR SHOWER ROOM

Newly refurbished shower room comprising of shower cubicle, shower attachment, low level W.C. Fully tiled walls, double glazed window to rear.



## BEDROOM ONE

14'6 x 9'11

Double glazed window to front, radiator.



## BEDROOM TWO

6'8 x 7'9

Double glazed window to front, radiator.



## BEDROOM THREE

12'3 x 8'11

Double glazed window to rear, radiator.



## BEDROOM FOUR

7'6 x 8'1

Double glazed window to rear.



## REAR GARDEN

Side gate access, Panelled enclosed fencing.



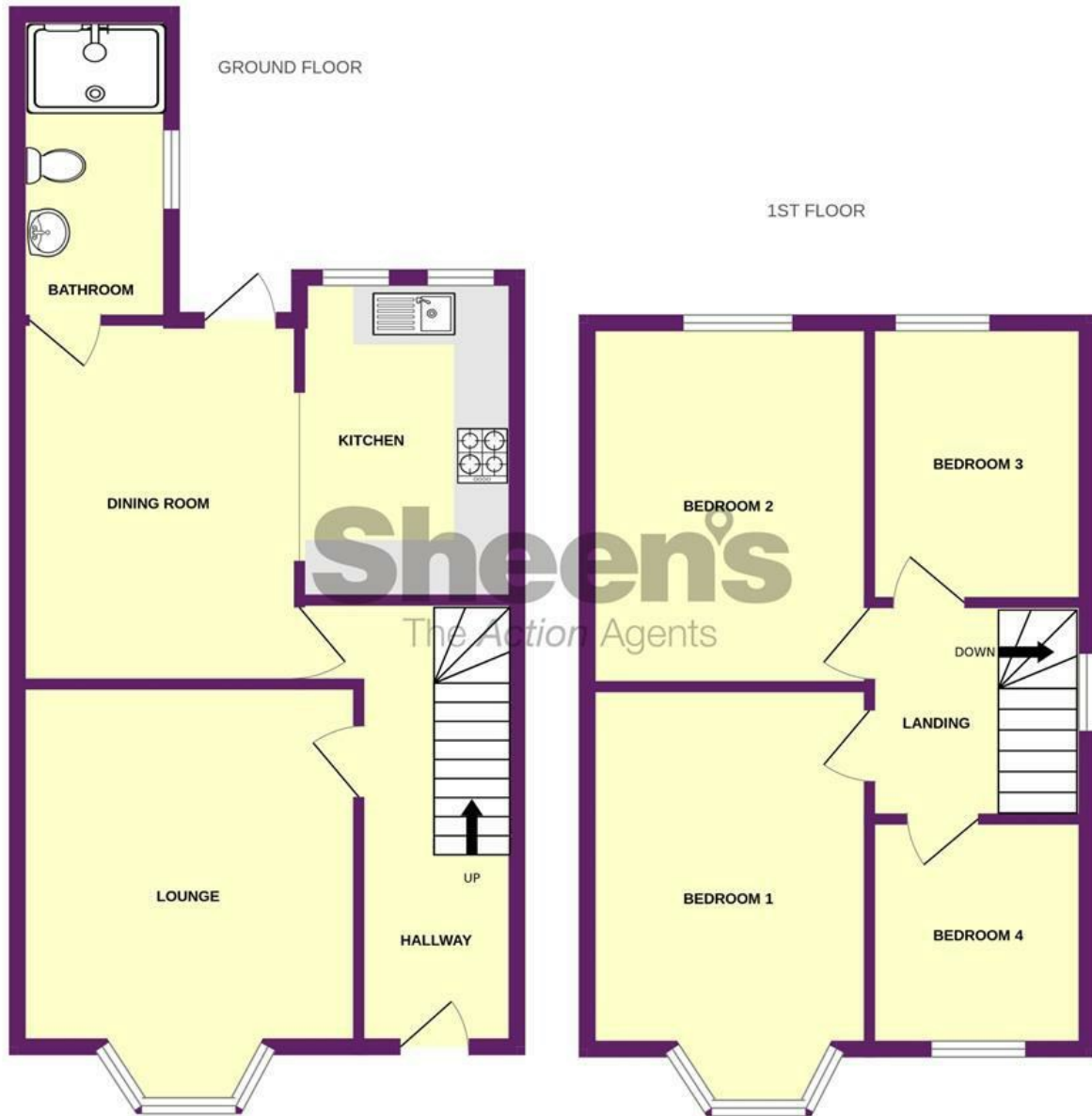
## HOLDING DEPOSIT

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 £311.00, this comes off the total deposit which is £1557.00. 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents