



Leas Road Clacton-On-Sea, CO15 1DT

Sheens Lettings & Management are delighted to offer FOR LET THIS WELL PRESENTED FOUR BEDROOM SEMI-DETACHED HOUSE. The property benefits from a conservatory, garage & off road parking for multiple vehicles. An internal viewing is highly recommended to appreciate the accommodation on offer. call now for further details and to arrange a viewing.

- Four Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Garage & Off Street Parking For Multiple Vehicles
- Conservatory
- Modern Throughout
- Deposit £1846.00
- Council Tax Band C
- EPC Rating C



£1,600 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

HALLWAY

13'9 x 7'5

Double glazed window to front, radiator. Doors to;

KITCHEN

12'9 x 11'5

Cupboards at both eye and floor level, integrated oven and hob, extractor hood above. Space and plumbing facilities for washing machine, space for fridge freezer. Radiator. Double glazed window to conservatory, double glazed UPVC door to rear.



LOUNGE

20'11 x 12'4

Double glazed window to front, double glazed windows to conservatory, radiator. Door to;



CONSERVATORY

23' x 10'1

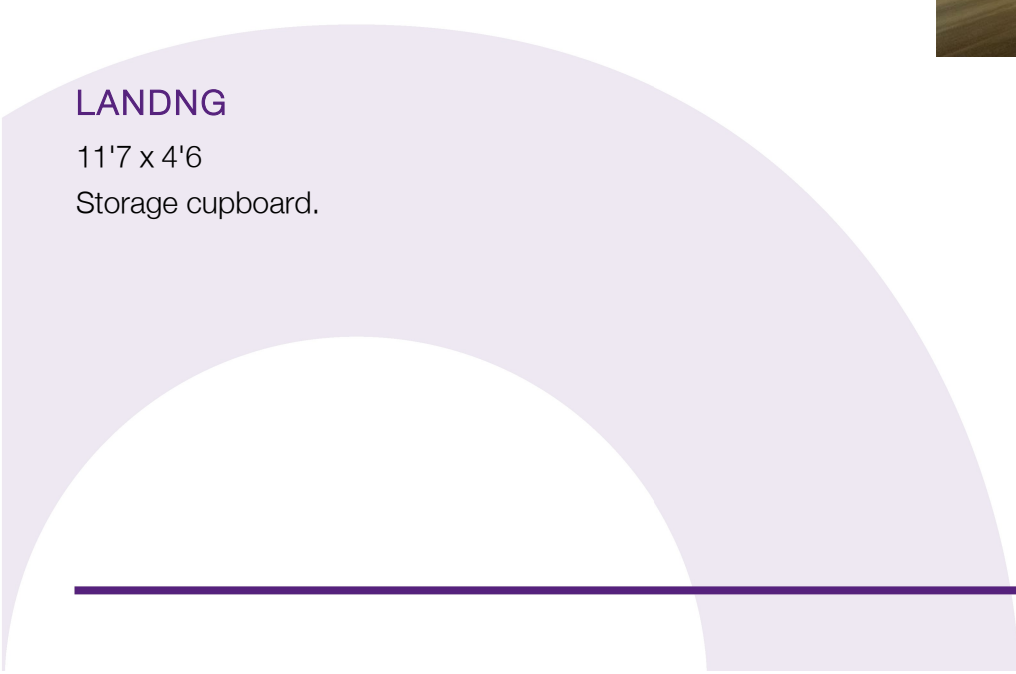
Double glazed windows to rear, double glazed UPVC door to rear.



LANDNG

11'7 x 4'6

Storage cupboard.



BATHROOM

Panelled enclosed bath, shower attachment above. Vanity hand wash basin with storage underneath. Low level W.C. Towel rail. Part aqua panelled walls. Double glazed window to side.



SEPARATE W.C

Low level W.C.



BEDROOM ONE

13'11 x 8'4

Built in wardrobe cupboard, double glazed window to front. Radiator.



BEDROOM TWO

13'9 x 12'2

Built in wardrobe cupboard, double glazed window to front. Radiator.



ALTERNATE VIEW OF BEDROOM TWO



BEDROOM THREE

12 x 9'2

Double glazed window to rear, radiator.



BEDROOM FOUR/STUDY ROOM

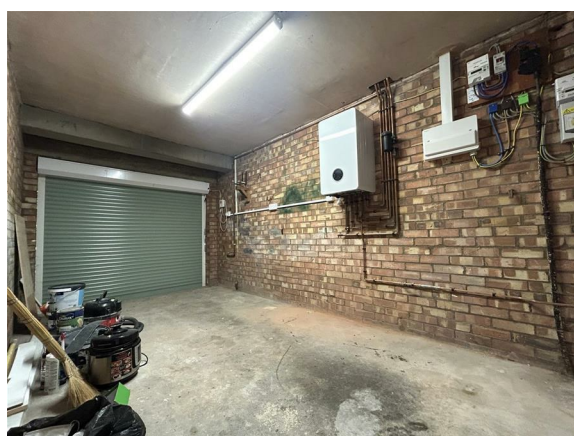
8'6 x 5

Double glazed window to rear. Radiator. Please note this room is limited in size, it can be used as a study room/office or a room for storage.



GARAGE

Boiler located in garage.



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 £369.00, this comes off the total deposit which is £1846.00. 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

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Sheen's
The *Action* Agents

