



Holland Road Frinton-On-Sea, CO13 9DH

****AVAILABLE AT THE END OF AUGUST **** Sheen's Lettings & Management are pleased to be offering to the market this **UNIQUE AND SPACIOUS THREE BEDROOM DETACHED BUNGALOW** situated inside the prestigious Frinton Gates. The property benefits from having a garage and off street parking. Please call us on 01255 852555 to arrange your viewing.

HOLDING DEPOSIT for the reservation of a property - ONE WEEKS RENT

DEPOSIT - 5 WEEKS RENT

- Three Bedrooms
- Working/Retired DSS Considered
- Pets Considered
- Gas Central Heating
- Detached Bungalow
- Inside The Gates
- Garage & Off Street Parking
- Bathroom & Shower Room
- Council Tax Band E
- EPC Rating D



£1,500 Per Calendar Month

Accommodation comprises with approximate room size

HALLWAY

Three storage cupboards. Doors to:

LOUNGE

24'2 x 8'1 / 19'5 x 14'11

'L' shaped. Double glazed windows to front and side. French doors to side leading to side courtyard. Fireplace.



KITCHEN

12'4 x 6'9

Fitted with a range of oak fronted units. Laminate rolled edge work surfaces. Built in double oven. Built in fridge and freezer. Inset single drainer stainless steel sink unit. Inset four ring gas hob with drawers, cupboards & storage space underneath. Matching wall units. Pantry cupboard. Part tiled walls. Tiled floor. Double glazed window to rear. Door to hallway. Double glazed door leading to rear patio.



SHOWER ROOM

Fitted with a white suite comprising of a shower cubicle, low level W/C and pedestal hand wash basin. Tiled walls. Double glazed door leading to rear patio.



INNER HALLWAY

Doors to:

BEDROOM ONE

14'2 x 12'7

Double glazed windows to front and side. Built in wardrobes.



BEDROOM TWO

14'2 x 12'7

Double glazed windows to front and side. Built in wardrobes.



BEDROOM THREE

9'4 x 9

Double glazed window to side. Built in wardrobe.



BATHROOM

White suite comprising of panelled bath, low level W/C and pedestal hand wash basin. Tiled walls. Double glazed window to rear.



OUTSIDE - FRONT

A range of mature shrubs and bushes. Mainly laid to lawn.
Pathway leading to front door, side courtyard and garage.



OUTSIDE - FRONT ALTERNATE VIEW



OUTSIDE - REAR

Courtyard area mostly patio. Side access to garage and a brick built storage room.

Checks For Right To Rent

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,

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before

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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 there application.



Selling properties... not promises

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Sheen's
The *Action* Agents

