

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Beaumont Avenue Clacton-on-Sea, CO15 3EY

Sheen's Lettings & Management are pleased to be offering to the market this **THREE BEDROOM SEMI-DETACHED HOUSE** situated in Clacton-on-Sea. The property benefits from having a conservatory, separate W.C, gas central heating and double glazed windows throughout. Call now for further details and to arrange a viewing.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Conservatory
- Approx. 75' Rear Garden
- Fully Double Glazed
- Long Term Let
- Council Tax Band B
- EPC Rating E



**£1,150 Per Calendar Month**

## Draft Details

DRAFT DETAILS

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

Further part glazed wooden entrance door to:

### ENTRANCE HALLWAY

Wood effect laminate flooring. Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Double glazed window to side. Door to:

### LOUNGE/DINER

26'11 max x 11' max

Double glazed bay window to front. Radiator. Wood effect laminate flooring. Feature fire surround with inset electric fire. Door to kitchen. Double glazed sliding doors to conservatory.



## CONSERVATORY

9'6 x 7'2

Timber constructed with double glazed windows to side and rear. Double glazed wooden double doors to rear garden.



## KITCHEN

6'7 x 11'1

Fitted with a range of wood effect laminate fronted units. Laminated rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset one and half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Fridge/freezer space. Tall larder cupboard. Inset four ring gas hob with electric oven below. Fitted extractor hood above. Wall mounted gas boiler. Fully tiled walls. Double glazed window to side. Double glazed door to rear garden.



## FIRST FLOOR LANDING

Double glazed window to side. Loft access. Doors to:

## BEDROOM ONE

12'1 x 11 max

Radiator. Double glazed window to front, new carpets to be fitted.



### BEDROOM TWO

9'8 x 11'10 max

Built in double cupboard. Radiator. Double glazed window to rear, new carpets to be fitted.



### BEDROOM THREE

6'10 x 5'4 max

Radiator. Double glazed window to front, new carpets to be fitted.



### BATHROOM

Part tiled walls. panelled enclosed bath and a pedestal wash hand basin. Radiator. Wood effect laminate flooring. Double glazed window to rear.



### SEPARATE W.C

Fitted with a white suite. Double glazed window to side. Tiled walls. Wood effect laminate flooring.



### OUTSIDE - FRONT

Front garden enclosed by part brick wall with metal gates leading to hard standing area providing off street parking. Gate gives side pedestrian access to:

### OUTSIDE - REAR GARDEN

Approx 75' rear garden. Garden is mainly paved with array of flowers and shrubs. Timber storage shed. Enclosed by panel 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 £265.00, this comes off the total deposit which is £1326.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

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## Selling properties... not promises

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