

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

Sheen's
The Action Agents



Ladbroke Road Clacton-On-Sea, CO16 8YR

Sheen's Lettings & Management are pleased to offer FOR LET THIS TWO BEDROOM SEMI-DETACHED HOUSE, the property is positioned on the 'Cann Hall' Development. The property is available for a long term let. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Off Street Parking
- Cann Hall Development
- Fully Double Glazed
- Deposit £1269.00
- Council Tax Band B
- EPC Rating C



£1,100 Per Calendar Month

LOUNGE

14'8 x 13'4

Double glazed window to front and side. Radiator.



KITCHEN

13 x 9'4

Cupboards and drawers at both eye and floor level. Integrated Oven and hob. Space and plumbing facilities for washing machine, space for fridge freezer. Part tiled walls. Double glazed window to rear garden, door to rear garden.



BATHROOM

Panelled enclosed bath, vanity hand wash basin, low level W.C.



BEDROOM ONE

13'3 x 7'5

Double glazed window to rear garden.



BEDROOM TWO

10'1 x 10'5

Double glazed window to front. Radiator.



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 £253.00, this comes off the total deposit which is £1269.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

