



Leas Road Clacton-On-Sea, CO15 1DT

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

- Three Bedrooms & (Study/Office Room)
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Garage & Off Street Parking
- Conservatory
- Rear Garden
- Deposit £1730.00
- Council Tax Band C
- EPC Rating D



£1,500 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

Double glazed windows to front & side. Radiators X2.



KITCHEN DINER

Cupboards & drawers at both eye and floor level. Integrated oven and gas hob, extractor hood above. Part tiled walls. Radiator. Double glazed window to conservatory. Double glazed window and door to rear garden.



CONSERVATORY

15'9 x 10'7

Double glazed UPVC doors to rear garden, double glazed windows to rear garden. Radiator.



LANDING

Storage cupboard. Radiator.

BEDROOM ONE

13'9 x 13'1

Double glazed window to front. Radiator. Built in wardrobe cupboard.



BEDROOM TWO

13'9 x 8'4

Double glazed window to front, built in wardrobe cupboard..
Radiator.



BEDROOM THREE

11'9 x 11'6

Double Glazed Window to rear. Radiator.



STUDY ROOM/OFFICE

5'5 x 7'6

Please note due to the size of this room this room cannot be used as a bedroom to sleep overnight in, it can be used as a study room/office or a room for storage. Double glazed window to rear.



BATHROOM

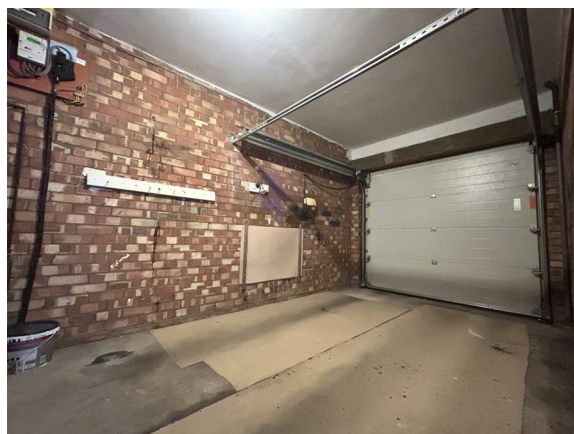
Panelled enclosed bath, shower attachment above. Low level W.C. Vanity hand wash basin with storage underneath. Towel rail. Double glazed window to rear. Part tiled walls.



REAR GARDEN

GARAGE

Door from lounge providing access to garage.



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 £346.00, this comes off the total deposit which is £1730.00. 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

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

Sheen's
The *Action* Agents

