



Second Avenue Frinton-On-Sea, CO13 9ER

Sheen's Letting's & Management are delighted to offer FOR LET this THREE BEDROOM DETACHED HOUSE situated inside the prestigious 'Gates' of Frinton-on-Sea. The property is conveniently located within a mile of Frinton's town centre with shopping amenities and mainline railway station with links to London Liverpool Street. Call now for further details and to arrange a viewing.

- Three Double Bedrooms
- Working/Retired DSS Considered
- Pets Considered
- Gas Central Heating
- Situated inside the Prestigious 'Gates' of Frinton-on-Sea
- Garage & Off Street Parking For Multiple Vehicles.
- En-Suite Shower Room
- Routine Gardening Included
- Council Tax Band - F
- EPC Rating D



£2,375 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALLWAY

12'1 x 8'08

storage cupboard, Radiator.

LOUNGE

24'2 x 12'9

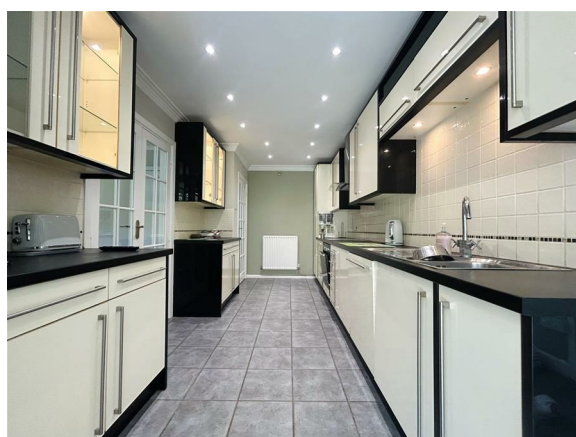
Fire place feature (please note we've been advised by the owner this is just for show and has been capped off). Double glazed windows to front and rear. Radiator.



KITCHEN DINER

27'1 x 8'1

Cupboards at both eye and floor level, integrated oven and hob with extractor hood above. Integrated dishwasher. Part tiled walls. Double glazed window to rear. Radiators. Door to rear garden. Door to;



RECEPTION ROOM

14'7 x 10'6

Double glazed window to rear garden. Radiator.



DOWNSTAIRS WET ROOM

Shower attachment, Low level W.C. Heated towel rail. Underfloor heating. Double glazed window to rear garden. Space and plumbing facilities for washing machine. Panelled walls.



DOWNSTAIRS CLOAKROOM

Vanity hand wash basin with storage underneath. Low level W.C. Double glazed window to front. Radiator.



LANDING

Storage cupboard, radiator.

BEDROOM ONE

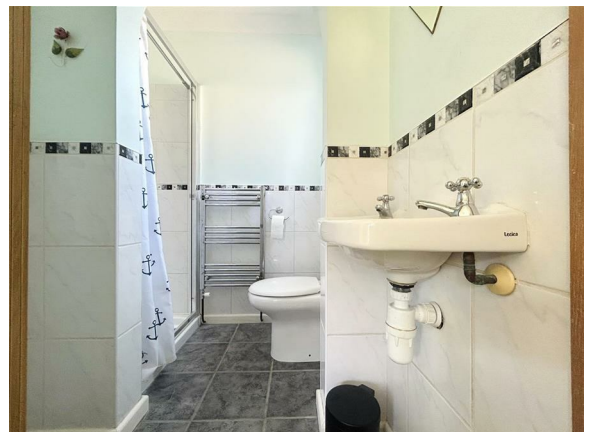
14'04 x 11'8

Built in wardrobe cupboard, double glazed window to rear, door to balcony. Radiator. Door leading to;



EN-SUITE

Electric Shower. Low level W.C. Wall hung hand wash basin, Towel rail, double glazed window to rear, part tiled walls.



BEDROOM TWO

17' x 11'2

Vanity hand wash basin with storage underneath. Radiator, double glazed windows to rear garden and side. Built in wardrobe cupboard. Door to balcony.



BALCONY VIEWS

Balcony providing views of rear.



BEDROOM THREE

12'9 x 10'8

Hand wash basin pedestal. Double glazed window to front.
Radiator. Storage cupboard's.



BATHROOM

Panelled enclosed bath, low level W.C. Shower cubicle with shower attachment, part tiled walls. Double glazed window to front, radiator.



REAR GARDEN

Panelled enclosed fencing, mainly laid to lawn.



GARAGE

Property comes with garage.

EXTERIOR

Off street parking for multiple vehicles, side gate access to rear.

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 £548.00, this comes off the total deposit which is £2740.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

Right To Rent Checks

Second Avenue, Frinton-On-Sea, CO13 9ER

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

