



The Green Tendring, CO16 0BU

Sheen's Letting's & Management are delighted to offer for let this unique **THREE BEDROOM DETACHED CHARACTER COTTAGE** situated in the sought after Essex village of Tendring. Manningtree's mainline railway station with its direct links to London Liverpool Street is within five miles with the Sea Side resorts of Frinton-on-Sea and Clacton-on-Sea both being located within eight miles. An early viewing is strongly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Working/Retired DSS Considered**
- **Pets Considered**
- **Air Source Heat Pump Heating**
- **Off Street Parking**
- **Double Glazed Windows**
- **22'6 x 12'8 Kitchen/Diner**
- **Deposit £1730.00**
- **Council Tax Band D**
- **EPC Rating D**



£1,500 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALL

Wood panel flooring. Stair flight to first floor. Doors to:



LOUNGE

12'8" x 12'0"

Wood panel flooring. Radiator. Double glazed windows to front & side.



KITCHEN AREA VIEW



KITCHEN/DINER

22'6 x 12'7

Open plan kitchen/diner. Kitchen comprises laminated rolled edge work surfaces with cupboard and drawers below. Range of matching wall mounted units. Inset white ceramic one and a half bowl sink unit with mixer taps. Cooker space with extractor hood above. Space for tall fridge/freezer. Space and plumbing for dish washer and washing machine. Tiled splash backs. Wood panel flooring. Double glazed window and door overlooking rear garden. Dining area has built in under stairs storage cupboard. Wood panel flooring. Radiator. Double glazed windows to side.



DINING AREA VIEW



FIRST FLOOR LANDING



BEDROOM ONE

12'7" into wardrobes x 12'2" max

Wall to wall built in mirror fronted wardrobes. Radiator. Double glazed windows to front and side.



BEDROOM TWO

12'2" x 11'3"

Radiator. Wood effect flooring. Double glazed window to rear.



BEDROOM THREE

9'6" x 8'5"

Wood effect flooring. Radiator. Double glazed window to side.



BATHROOM

Fitted with a three piece white suite. Comprises feature roll top bath with mixer tap and integrated rainfall shower over. Low level W.C. Pedestal hand wash basin. Towel rail. Fully tiled walls. Tiled flooring. Double glazed window to side.



ALTERNATE VIEW OF BATHROOM



OUTSIDE - FRONT

Block paved front gardens with hard standing areas providing off street parking for numerous vehicles.



REAR GARDEN

Enclosed rear garden being mainly laid to lawn. Paved patio area. Enclosed by panel fencing. Personal door to Studio/Workshop.

REAR VIEW OF PROPERTY



STUDIO/WORKSHOP (FORMER GARAGE)

12'9" x 8'5" max

Double glazed window to front. Water Heater with Air Heat Source Pump for heating located in garden outside Studio/Workshop. Studio workshop space with door to shower room.



STUDIO/WORKSHOP SHOWER ROOM

Enclosed shower cubicle. Low level W.C. Wash hand basin. Part tiled walls. Double glazed window 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 £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

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