- 9 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
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# Park Square East Clacton-on-Sea, CO15 2NR

Sheen's Lettings & Management are delighted to offer FOR LET THIS THREE BEDROOM DETACHED BUNGALOW located on the popular T u d o r d e v e l o p m e n t , w i t h l o c a l shopping amenities at Tudor Parade, located within a quarter of a mile away and Clactonon-Sea's town centre and mainline railway station located approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- · Gas Central Heating
- Refurbished
- Garage & Off Street Parking
- Tudor Development
- Deposit £1442.00
- · Council Tax Band C
- EPC Rating E







£1,250 Per Calendar Month

### **Accommodation Comprises**

The accommodation comprises with approximate room sizes:

Wooden glazed entrance door to;

#### **ENTRNANCE HALL**

Loft access. Airing cupboard. Radiator. Door to;

#### **LOUNGE**

16'6 x 11'8

Two radiators. Double glazed windows to front and side.



#### **KITCHEN**

11'7 x 10'7

Newly refurbished kitchen comprising of: Cupboards at both eye and floor level. part tiled walls. Space and plumbing facilities for washing machine, space for freestanding cooker. Window to rear garden.



#### **BEDROOM ONE**

11'8 x 11'1

Radiator. Glazed window to front.



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# **BEDROOM TWO**

11'11 x 10'5

Radiator. Glazed windows to rear.



# **BEDROOM THREE**

9'2 x 8'5

Radiator. Glazed windows to side.



#### SHOWER ROOM

Vanity hand wash basin, low level W.C. Shower attachment, part tiled walls, window to front.



## SEPARATE W.C

Low level W.C. Radiator. Glazed window to side.

#### **OUTSIDE FRONT**

Hard-standing area providing off street parking for multiple vehicles with remainder being laid to lawn. Pathway leading to Garage. Side pedestrian access to outside - rear.



#### **GARAGE**

#### **OUTSIDE REAR**

Patio paved area with the remainder being laid to lawn. Boards lined with flowers and shrubs. Enclosed by panel fencing. Two wooden storage sheds. Side pedestrian access to the front.



#### 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 £288.00, this comes off the total deposit which is £1442.00. 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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