



## Pork Lane Frinton-On-Sea, CO13 0JE

Sheen's Lettings & Management are delighted to offer FOR LET THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW situated in the sought after of Great Holland, Frinton-on-Sea. The property is presented on an unfurnished basis, call now for further details & to arrange a viewing.

- Two Bedrooms
- Electric Heating
- Pets Considered
- Bifold Doors To Private Garden
- Wet Floor Shower Room
- Modern Fitted Kitchen
- Open Plan Lounge & Kitchen With Vaulted Ceiling
- Deposit £1500.00
- EPC Rating E
- Council Tax Band C



**£1,300 Per Calendar Month**



### Entrance Door & Hall

Entrance via a UPVC leaded light door. Doors from hallway leading to:

### OPEN PLAN LIVING ROOM & KITCHEN

Modern fitted kitchen comprising of base and eye level units with integrated oven and microwave oven. Inset one and a half bowl black sink with draining board. Integrated electric hob with extractor hood over.

Integrated washing machine. Integrated fridge freezer. Vaulted ceiling.

Kitchen Area: 9' x 9'8

Lounge Area: 13'1 x 10'3



## BEDROOM ONE

13'2 x 10'7

Window to front, electric heater, open fireplace with wood burner. (Please note that the wood burner is not commissioned for use. Subject to permission from the landlord this may be able to be made active).



## BEDROOM TWO

9'1 x 9'

Window to front, electric radiator. Built in corner shaped wardrobe with mirror. Wood panelled wall with two feature lights.



## WET FLOOR SHOWER ROOM

Window to side, wall mounted mirror with picture frame light. Wet floor shower with drain, glass shower screen and wall mounted power shower. Concealed cistern toilet. Wall mounted white electric towel rail.



### OUTSIDE - REAR

Private rear garden laid to lawn enclosed with concrete posts and wooden fence panels.

Shared access: Please note that there is a storage unit behind the property which requires access 24 hours a day 7 days a week. The side driveway area leading to it must be kept clear at all times. This unit is available to let, subject to negotiation.



### OUTSIDE - FRONT

Front garden: Mainly laid to gravel with paved area leading to the front door.

### 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 £300.00, this comes off the total deposit which is £1500.00 The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

### RIGHT TO RENT

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.



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## Selling properties... not promises

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