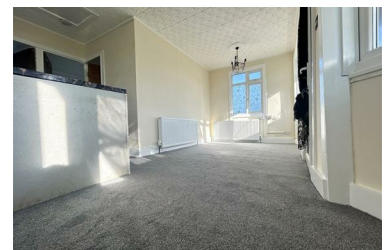




## Brooklands Gardens Clacton-on-Sea, CO15 2JR

Sheen's Lettings & Management are delighted to offer FOR LET THIS TWO BEDROOM DETACHED BUNGALOW situated within Brooklands, Jaywick. The property benefits from being newly carpeted & redecorated and a gated rear garden providing off road parking. The property is presented on an unfurnished basis, call now for further details & to arrange a viewing.

- Two Bedrooms
- Electric Heating
- No Pets
- Newly Carpeted & Redecorated
- Shower Room
- Gated Off Road Parking (to rear)
- Double Glazed
- Deposit £894.00
- Council Tax Band A
- EPC Rating E



**£775 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### ENTRANCE PORCH

UPVC double glazed porch door to;

#### LOUNGE AREA

17'6 x 8'

Newly carpeted & redecorated. Double glazed windows to front & side.



### KITCHEN

7'10 x 6'2

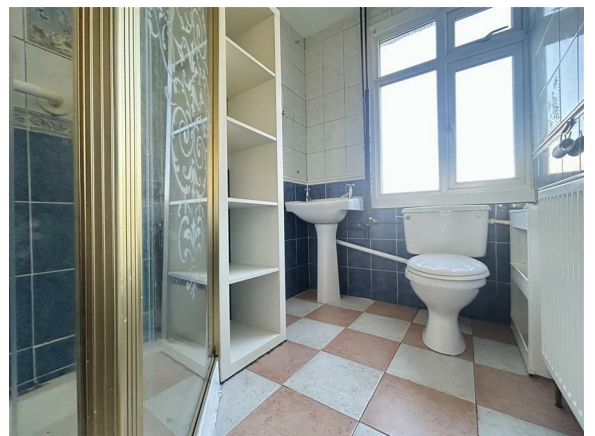
New Vinyl flooring, cupboard's at both eye and floor level. Space for freestanding cooker. Part tiled walls.





## SHOWER ROOM

Shower room comprising of; shower cubicle with electric shower, low level W.C. and a hand wash basin with pedestal.



**BEDROOM ONE**

12' x 7'8



## BEDROOM TWO

9'7 x 5'5



## EXTERIOR

Front garden with shrub borders. Decked area with steps leading to front door.

Rear garden: Gated access providing off road parking.



## 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 £178.00, this comes off the total deposit which is £894.00. 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



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

