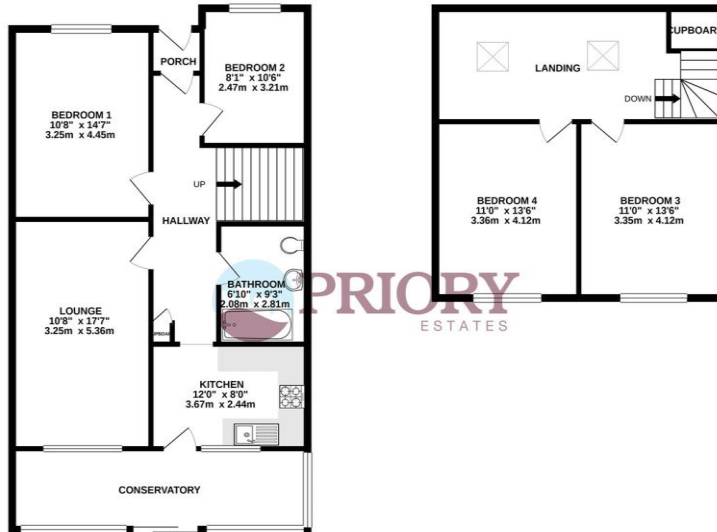**Frinton Office**
88 Connaught Avenue
Frinton-on-Sea
Essex CO13 9PT
Tel: (01255) 677688

Harwich Office
147 High Street
Harwich
Essex CO12 3AX
Tel: (01255) 506655

PRIORY
ESTATES
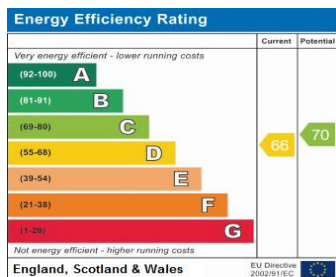
GROUND FLOOR

PORCH

BEDROOM 2
8'1" x 10'6"
2.47m x 3.21m

BEDROOM 1
10'8" x 14'7"
3.25m x 4.45m

UP

HALLWAY

LOUNGE
10'8" x 17'7"
3.25m x 5.36m

BATHROOM
6'10" x 9'3"
2.08m x 2.81m

KITCHEN
12'0" x 8'0"
3.67m x 2.44m

CONSERVATORY

1ST FLOOR

CUPBOARD

LANDING

DOWN

BEDROOM 4
11'0" x 13'6"
3.36m x 4.12m

BEDROOM 3
11'0" x 13'6"
3.35m x 4.12m

PRIORY
ESTATES

Field Walk

Walton On The Naze

Rent: £1,450 pcm

Energy Efficiency Rating D

Council Tax Band
Council Tax Band C

LOCAL AUTHORITY
Tendring District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

OFFICE
88 Connaught Avenue
Frinton-On-Sea
Essex
CO13 9PT

T: 01255 677688
E: admin@prioryestates.co.uk
W: www.prioryestates.co.uk
Whatsapp: 07972573258

Accommodation

Entrance Hall
Lounge (5.39m x 3.29m)
Kitchen (3.65m x 2.43m)
Conservatory (6.49m x 1.88m)
Bathroom
Bedroom One (4.38m x 3.29m)
Bedroom Two (3.23m x 2.49m)
First Floor Landing/Playroom
Bedroom Three (4.14m x 3.35m)
Bedroom Four (4.14m x 3.35m)

Features

Gas Central Heating
Double Glazing
New Modern Kitchen
Versatile Accommodation
On Road Parking
Close to Local Amenities

Property Description

Priory Estates are pleased to present this versatile four bedroom semi detached chalet bungalow located in Frinton Homelands. Close to local amenities and just a short distance from Frinton Railway Station, this property also offers modern décor throughout, spacious bedrooms, conservatory and off road parking. Available from the start of July on an unfurnished basis.

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,670 is required in cleared funds prior to the commencement of the tenancy.

Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

Restrictions

Certain Restrictions have been placed on this property, please ask for details.