



High Street Walton-on-the-Naze, CO14 8BN

Sheen's Lettings & Management are pleased to offer to market this FIVE BEDROOM SEMI-DETACHED HOUSE. The property benefits from two reception rooms, off street parking and two en-suites and is also located on the fringes of Walton's town centre with the seafront within 200 meters away. Please call us on 01255 852555 to book your viewing.

- Five Bedrooms
- Two Reception Rooms
- Two En-Suites
- Modern Kitchen
- Off Road Parking
- Ground Floor Cloakroom
- Close To Town & Seafront
- Council Tax Band - C
- EPC Rating - E



£2,000 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

ENTRANCE HALLWAY

Stair flight to first floor. Under stair storage cupboard. Laminate flooring. Radiator. Door to:



CLOAKROOM

Low level WC. Pedestal hand wash basin. Tile splash back. Vinyl flooring.



LOUNGE

14'4 x 13'2 into bay

Laminate flooring. Radiator. Sealed unit double glazed bay window to front.



DINING ROOM

11'3 x 10'

Laminate flooring. Radiator. Sealed unit double glazed window to rear. Open access to:



KITCHEN

18'3 max x 11'3

Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset stainless steel bowl, sink and drainer unit. Inset four ring gas hob with electric oven under and extractor hood above. Further selection of matching units at both eye and floor level. Enclosed combination boiler providing hot water and heating throughout. Plumbing and space for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door to side leading to rear garden.



FIRST FLOOR LANDING

Stair flight to second floor. Laminate flooring. Doors to all rooms. Door to:



BEDROOM ONE

14'5 x 13'10 into bay

Laminate flooring. Radiator. Sealed unit double glazed window to front. Door to:



EN-SUITE

White suite comprises of low level WC. Pedestal hand wash basin. Enclosed panelled bath. Part tiled walls. Vinyl flooring. Spotlights. Heated towel rail. Sealed unit double glazed window to side.



BEDROOM FOUR

11'3 x 10'1

Laminate flooring. Radiator. Sealed unit double glazed window to rear. Door to:



EN-SUITE SHOWER ROOM

Pedestal hand wash basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan.

BATHROOM

Suite comprises of low level WC. Pedestal hand wash basin. Enclosed tiled bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



BEDROOM FIVE

9'3 x 8'6

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



SECOND FLOOR LANDING

Laminate flooring. Door to:

BEDROOM TWO

14'5 x 11'1

Laminate flooring. Radiator. Sealed unit double glazed window to front.



BEDROOM THREE

14'6 x 10'1

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



OUTSIDE - REAR

Part patio area. Remainder laid to shingle. Access to front via side gate. Enclosed by panelled fencing.



Checks For 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,

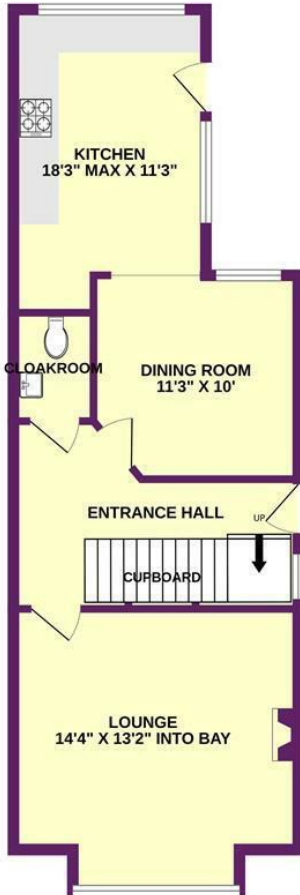
Lettings Particular Disclaimer

High Street, Walton-on-the-Naze, CO14 8BN

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



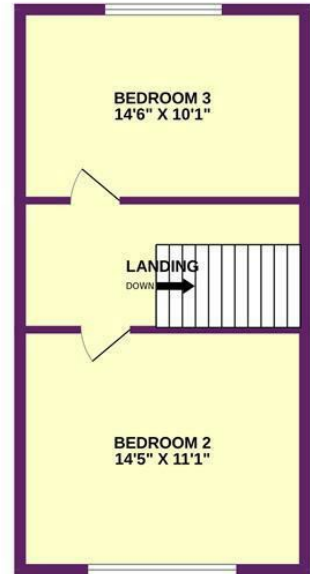
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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Sheen's
The Action Agents

