



## Clays Road Walton On The Naze, CO14 8SA

Sheens Letting & Management are excited to advertise this COMPLETELY RENOVATED with SOUTH FACING GARDEN. This Immaculate TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW. Situated on the popular 'Frinton Homelands' development, this stunning property boasts a newly fitted kitchen and shower room, full rewire, newly installed central heating, UPVC conservatory, south facing rear garden and a garage with ample off street parking. Please contact us to express interest and arrange a viewing.

- Semi Bungalow
- Two Bedrooms
- Fully Renovated
- Long term
- Garage
- No Pets
- Working DSS/Retired Only
- Available from 1st May
- Council Tax Band- C
- EPC- D



**£1,300 Per Calendar Month**

**DRAFT DETAILS - NOT YET APPROVED BY LANDLORD**

Accommodation comprises with approximate room sizes:-

**Hallway**



**Master Bedroom**

13' x 11'

Newly fitted carpets. Radiator. Sealed unit double glazed window to front.





## Bedroom Two

11' x 10'

Newly fitted carpets. Radiator. Sealed unit double glazed window to front.



## Shower Room

Newly fitted suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with integrated 'rainfall' shower with separate attachment. Fitted mirror. Extractor fan. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to side.



## Lounge

16'4" x 11'

Inset ornamental feature fireplace with stone base. Newly fitted carpets. Spotlights. Radiator. Sealed unit double glazed patio doors giving access to south facing rear garden.



## Kitchen

11' x 10'9"

Newly fitted with a range of matching fronted units. Square edge work surfaces with inset four ring induction hob with fitted extractor fan above. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Built in eye level electric oven. Further selection of matching units at both eye and floor level. Integrated dishwasher. Part tiled walls. Spotlights. Radiator. Sealed unit double glazed window to conservatory. Sealed unit double glazed door giving access to:



## Conservatory

11'3" x 7'9"

Part brick base. Polycarbonate roof. Plumbing for washing machine. Obscured sealed unit double glazed window and door to side/front. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed door giving access to:





### Outside Rear

South facing rear garden. Part paved patio area. Remainder laid to lawn. Border beds. Outside light. Enclosed by panelled fencing. Private access door to garage.



### Garage

Newly installed electrics. Sealed unit double glazed window to rear. Up and over door leading to:



### Outside Side

Hard standing area providing ample off street parking leading to front. Outside light. Outside tap.



### Outside Front

Part shingled. Remainder laid to lawn. Fitted decorative shutters.

### Section 21

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is an employee of Sheen's Estate Agents.

### COUNCIL TAX BAND- C

### Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### HOLDING DEPOSIT (For the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

### DEPOSIT

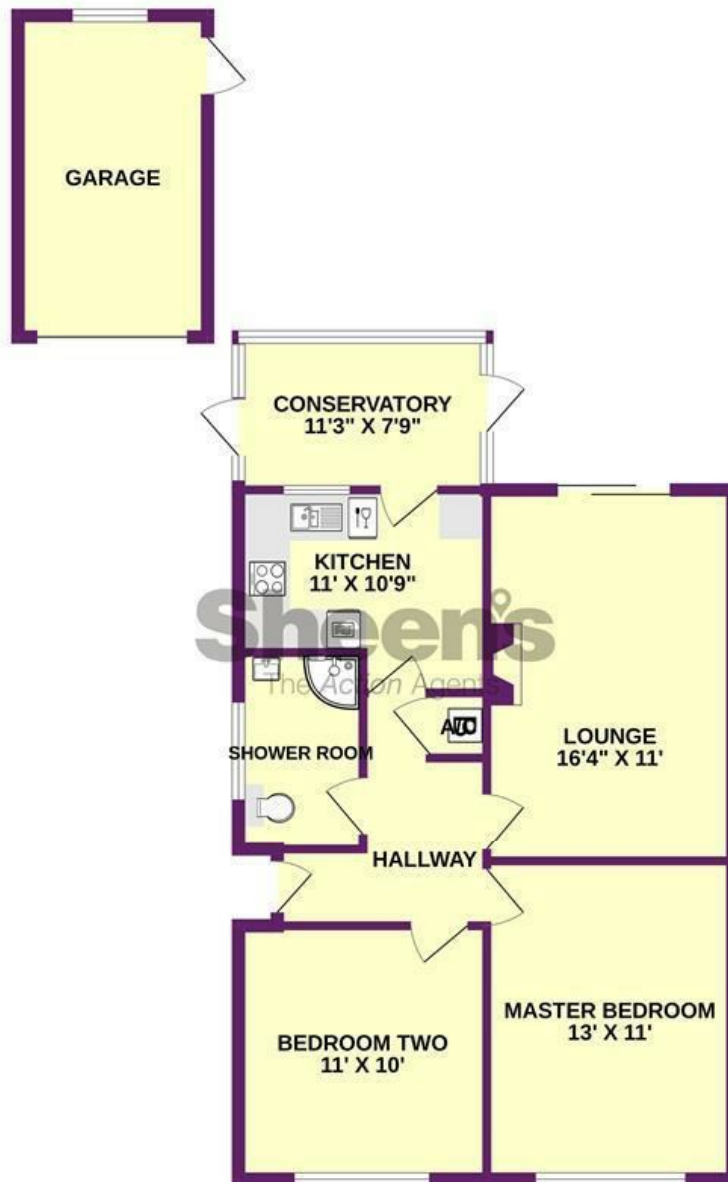
5 Weeks

£1269

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GROUND 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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