



Landermere Road Thorpe-Le-Soken, CO16 0NB

Sheens Letting & Management are pleased to offer to market this **FOUR BEDROOM DETACHED CHALET**. The property is located in the historic village of Thorpe-le-Soken and benefits from distant farmland views. The property benefits from an en-suite and fitted wardrobes to the master bedroom and a spacious open plan kitchen/dining area. Please call us on 01255 852555 to book your viewing.

- **Four Bedrooms**
- **Bedroom Five/Study**
- **Open Planned Kitchen/Diner**
- **Utility Room**
- **En-Suite To Master Bedroom**
- **Working/Retired Tenants Only**
- **Available Now**
- **Council Tax Band - E**
- **EPC Rating - B**



£2,000 Per Calendar Month

HALLWAY

Stair flight to first floor. Built in storage cupboard housing hot water cylinder. Tiled flooring with under floor heating. Spotlights. Obscured sealed unit double glazed window to front. Sealed unit double glazed window to front. Door to:



BEDROOM FIVE/STUDY

9' x 8'6

Fitted wardrobes with sliding doors and integral shelving. Underfloor heating. Spotlights. Sealed unit double glazed windows to side and front aspect.



CLOAKROOM

Low level WC. Vanity hand wash basin with mixer tap and storage cupboard under. Tiled splash back. Tiled flooring. Extractor fan. Spotlights. Radiator.



KITCHEN/DINER/FAMILY ROOM

24'10 max x 11'5 into dr

Fitted with a range of matching white high gloss fronted units. Quartz work surfaces. Inset one and a half stainless bowl and quartz drainer. Central island with inset five ring Neff induction hob with cupboards and drawers under. Fitted extractor hood with down lights. Further selection of matching high gloss units both at eye and floor level. Water softener. Built in double eye level Neff electric ovens. Space for American style fridge/freezer. Integrated dish washer. Tiled splash back. Tiled flooring with underfloor heating. Fitted high gloss storage cupboard with sliding doors and integral shelving. Wine cooler. Spotlights. Sealed unit double glazed windows to side aspect. Sealed unit double glazed bi-folding doors leading to rear garden. Door to:



UTILITY ROOM

7'3 x 6'5

Fitted with a range of white high gloss fronted units both at eye and floor level. Quartz work surface. Inset one and a half stainless bowl sink. Plumbing for washing machine and tumble dryer. Quartz splash back. Tiled flooring with under floor heating. Spotlights. Under stair storage cupboard.



LOUNGE

24'9 x 12'4

Spotlights. Fitted carpet with under floor heating. Sealed unit double glazed windows to front and rear aspect. Open access to:



GARDEN ROOM

14'4 x 8'5

Fitted carpet with under floor heating. Spotlights. Sealed unit double glazed windows to front and rear aspect. Sealed unit double glazed bi-folding doors leading to rear garden.



LANDING

Built in airing cupboard housing shelving and boiler providing heating throughout. Loft access. Radiator. Doors to:



MASTER BEDROOM

12'10 x 11'5 into dr

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Tri-folding door leading to:



EN-SUITE

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted shower cubicle with sliding door and waterfall and separate shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.



BEDROOM TWO

12'5 x 12'5

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to side with farmland views.



BEDROOM THREE

13'11 x 8'9

Fitted storage cupboard with sliding doors and drawers, hanging rail to remain. Radiator. Sealed unit double glazed window to front.



BEDROOM FOUR

10'2 x 8'8

Radiator. Sealed unit double glazed window to front.



BATHROOM

White suite comprises of low level WC. Vanity hand wash basin with mixer tap and storage cupboard under. Enclosed jacuzzi bath with wall mounted shower attachment and separate bath tape and hose. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



OUTSIDE - REAR

South East facing garden. Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs and trees. Shed to remain. Outside lights. Outside sockets. Additional side area with further paving and lawn. Additional land housing treatment plant. Access to front via both side gates. Enclosed by panel fencing.



OUTSIDE - FRONT

Driveway providing off street parking for at least three cars.



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.

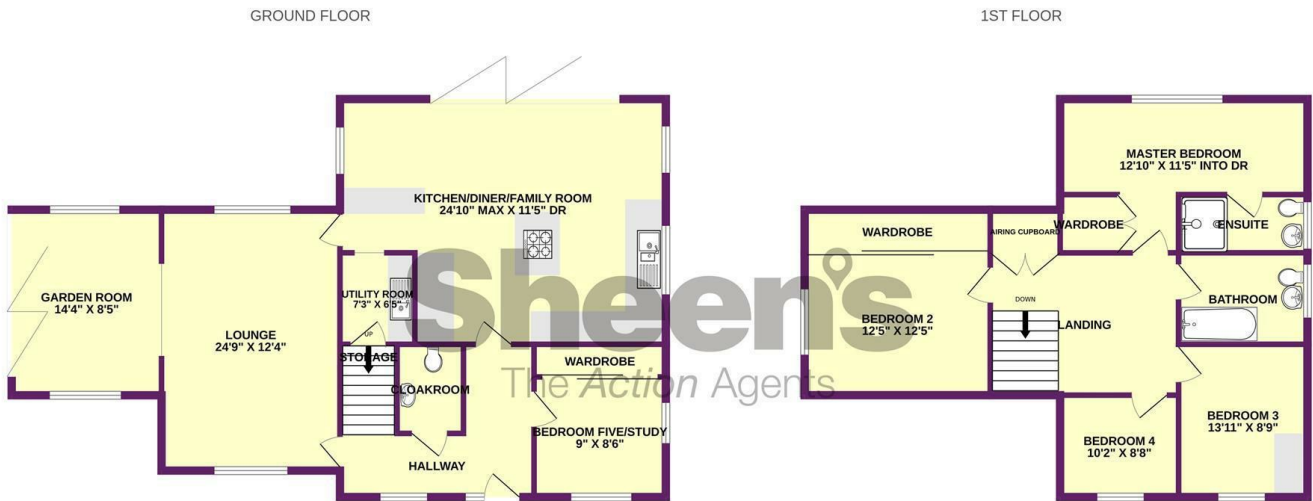
HOLDING DEPOSIT

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 £461.00, this comes off the total deposit which is £2307.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

Lettings Particular Disclaimer

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.





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

📍 149 Connaught Avenue, Frinton-on-Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

