



Sycamore Way Frinton-On-Sea, CO13 0QW

Sheen's Letting & Management are excited to advertise this well presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located in the sought after area of Kirby Cross and is conveniently situated approximately one mile from Frinton's town centre with it's range of shopping amenities, mainline railway station and beautiful greensward and seafront. This property is available to rent now so please call on 01255 852555 to book your viewing.

- Two Bedrooms
- Working/Retired Tenants Only
- No Pets
- Gas Central Heating
- Long term
- Semi-Detached Bungalow
- Deposit £1442.00
- Off Street Parking
- Council Tax Band- C
- EPC Rating- C



£1,250 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Hallway

Loft access with pull down ladder housing newly installed combination boiler providing heating and hot water throughout. Radiator. Doors to:



Lounge

14'10" x 12'6"

Inset electric fireplace. Sealed unit double glazed full length picture window to front.



Master Bedroom

12'5" x 12'4"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

10'10" x 9'

Radiator. Sealed unit double glazed window to front.



Bathroom

Newly fitted white suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment and shower screen. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side



Kitchen

10'7" x 9'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Integrated fridge/freezer. Integrated washing machine. Part tiled walls. Laminate flooring. Under cupboard lighting. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Outside Rear

45' Approx rear garden. Part wooden decking area. Remainder laid to lawn. Brick built shed. Access to front via side gate. Enclosed by panelled fencing.



Outside Front

Hard standing concrete area providing off street parking. Remainder laid to shingle and lawn.

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 £288.00, this comes off the total deposit which is £1442.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

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 deposits. All internal some external photographs are taken using wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Checks For Right To Rent

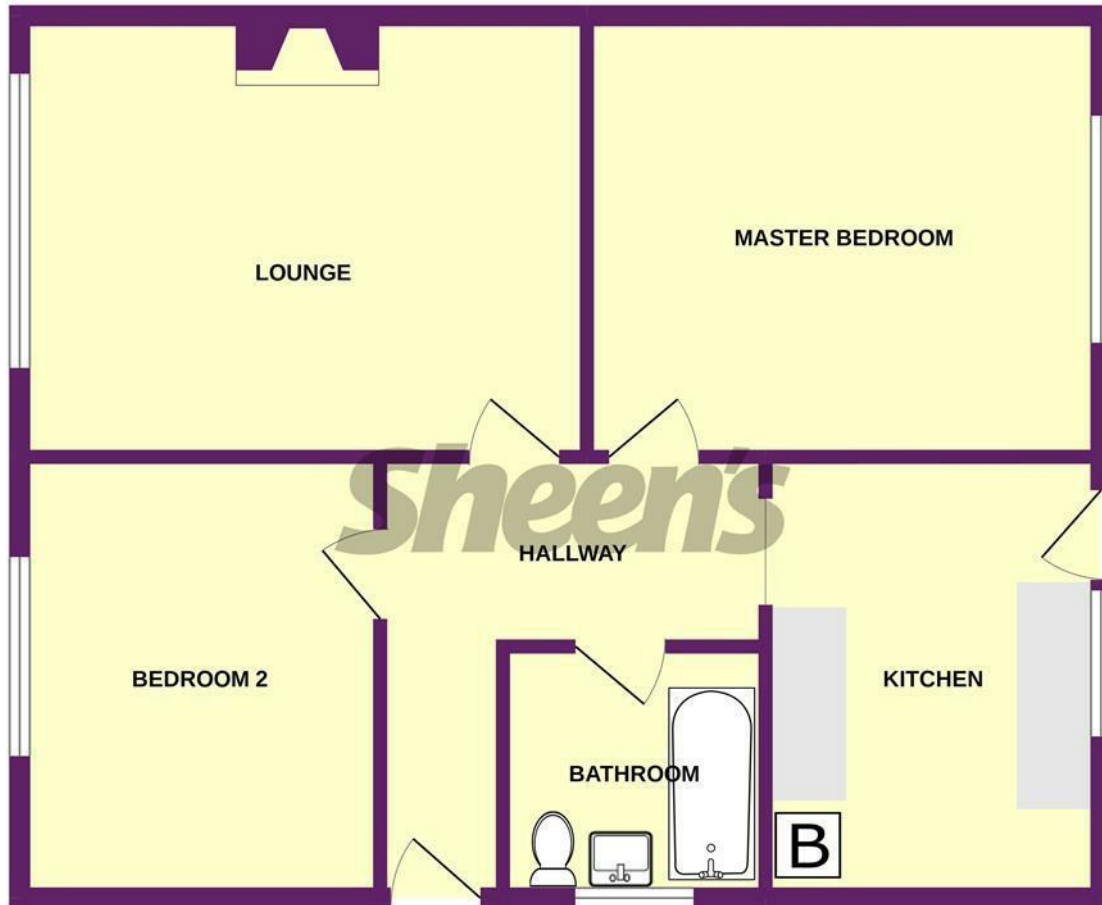
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you

Sycamore Way, Frinton-On-Sea, CO13 0QW

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.



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.
Made with Metropix ©2022



Selling properties... not promises

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

Sheen's
The Action Agents