



## Beatrice Road Walton On The Naze, CO14 8HJ

Sheens Letting & Management are pleased to offer to market this **TWO BEDROOM DETACHED BUNGALOW**. Situated in Walton-on-the-Naze and recently undergone complete renovation, this property boasts from being located within 100 metres of local shopping facilities. Please call us on 01255 852555 to book your viewing.

- Two Bedrooms
- Newly Fitted Kitchen
- Newly Fitted Four Piece Bathroom
- Lounge/Diner
- Garage & Off Street Parking
- Pets Considered
- Available Now
- Deposit £1673.00
- EPC Rating - D
- Council Tax Band - C



**£1,450 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

Composite entrance door leading to:

### ENTRANCE HALLWAY

Loft access with pull down ladder. Laminate flooring. Radiator. Doors to:



### BEDROOM ONE

14'9 x 11'11

Laminate flooring. Radiator. Featured character style window to side. Sealed unit double glazed sash bay window to front.



### BEDROOM TWO

11'7 x 8'11

Laminate flooring. Radiator. Sealed unit sash bay window to front.



## BATHROOM

Four piece suite. Low level WC. Vanity hand wash basin with drawers under. Enclosed panelled bath. Enclosed walk in shower with fitted screen and wall mounted shower attachment and wooden splashback. Remainder fully tiled. Tiled flooring. Spotlights. Extractor. Wall mounted heated towel rail. Obscured sealed unit sash window to side.



## LOUNGE/DINER

Feature chimney with potential for log burner. Laminate flooring. Three radiators. Sealed unit sash window to side. Sealed unit 'French' style doors leading to rear garden. Open access to:



### KITCHEN/UTILITY

Fitted with a range of bespoke fronted units. Wooden hard edge work surfaces. Inset silestone sink and drainer. Inset four ring electric hob with extractor hood above and electric oven below. Integrated dishwasher. Integrated fridge/freezer. Plumbing for washing machine. Laminate flooring. Under cupboard lighting. Spotlights. Sealed unit double glazed sash windows to front and rear.



### OUTSIDE - REAR

Part paved area. Remainder laid to lawn. Access to front via both sides. Enclosed by panel fencing.



## OUTSIDE - FRONT

Shingled driveway providing ample off street parking leading to detached garage with up and over door. Remainder laid to lawn. Featured sleepers laid to soil.



## 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 £334.00, this comes off the total deposit which is £1673.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

## Checks For Right To Rent

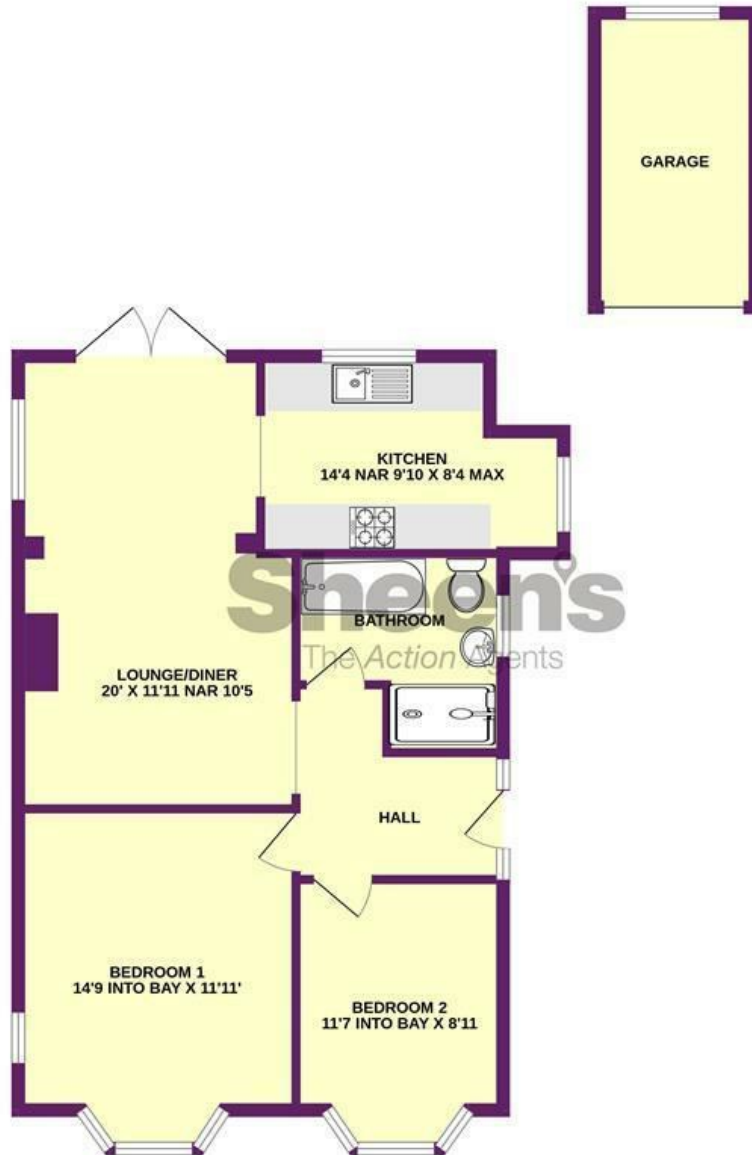
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

## Lettings Particular Disclaimer

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



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