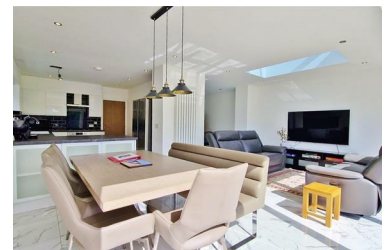




Upper Third Avenue Frinton-On-Sea, CO13 9LJ

**** SHORT TERM LET **** Sheens Letting & Management are pleased to offer to let this **SIX BEDROOM DETACHED HOUSE**. The property was newly built in 2024 and benefits from being in immaculate condition throughout and offers ample living space. The property is a short term let and is available now. Please call on 01255 852555 to book your viewing.

- Six Bedrooms
- Two En-Suites
- Lounge/Diner/Snug Area
- Inside The Gates
- 60' Rear Garden
- Ample Off Street Parking & Garage
- Six Month Let Only
- EPC Rating C
- Council Tax Band TBC
- Available Now



£2,500 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

ENTRANCE HALLWAY

Stair flight to first floor. Tiled flooring. Doors to:



BEDROOM

12'10 x 9'10

Radiator. Sealed unit double glazed bay window to front.
Radiator. Doors to:



EN-SUITE

White suite. Low level WC with hand wash basin above. Fitted shower cubicle with integrated wall mounted shower. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan.



BEDROOM

12'10 x 10'

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed sash window to side.



KITCHEN

12'6 x 9'9

Fitted with a range of modern white handle less units. Marble effect rolled edge work surfaces. Inset four ring gas hob with built in oven under and extractor hood above. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated dish washer. Part tiled walls. Under plinth lighting. Tiled flooring. Two sealed unit double glazed sash windows to side. Open access to:



LOUNGE/SITTING ROOM

19'7 x 12'8

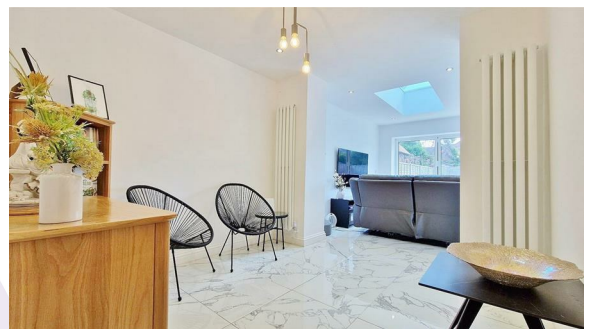
Double glazed orangey style lantern roof. Tiled flooring. Full length vertical radiator. Tiled flooring. Bi-Folding doors giving access to rear. Open access to:



SNUG

9'9 x 8'8

Tiled flooring. Two vertical radiators.

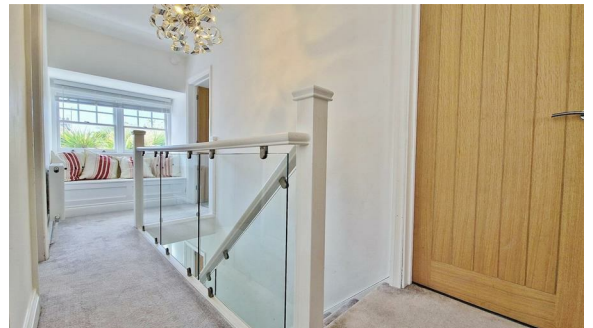


CLOAKROOM

Modern white suite comprising of low level WC. Vanity hand wash basin with storage cupboards under. Fully tiled walls. Heated towel rail.

FIRST FLOOR LANDING

Fitted seating with storage under. Two sealed unit double glazed sash windows to side. Loft access with pull down ladder. Radiator. Doors to all rooms. Door to:



BEDROOM ONE

23'9 nar to 16'8 x 9'9

Radiator. Sealed unit double glazed sash window to rear. Sealed unit double glazed sash window to side. Door to:



EN-SUITE

White suite. Low level WC with concealed cistern. Vanity hand wash basin with storage under. Double length shower cubicle with wall mounted shower. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed sash window to side.



BEDROOM

10' x 9'9

Radiator. Two sealed unit double glazed sash windows to rear.



BEDROOM

9'10 x 9'9

Radiator. Two sealed unit double glazed sash window to front with partial farmland views.



BEDROOM

9'9 x 9'9

Radiator. Two sealed unit double glazed sash window to front with partial farmland views.



SHOWER ROOM

White suite. Low level WC. Vanity hand wash basin with storage under. Fitted corner shower cubicle with integrated wall mounted shower. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed sash window to side.



OUTSIDE - REAR

57'

Patio area. Pathway leading to raised lawned area. Majority laid to lawn. Enclosed by panelled fencing. Outside tap. Access to front via side.



OUTSIDE - FRONT

Partly laid to lawn. Part shingled area. Hard standing area providing off street parking for several vehicles leading to detached garage with double swinging doors.



Checks For Right To Rent

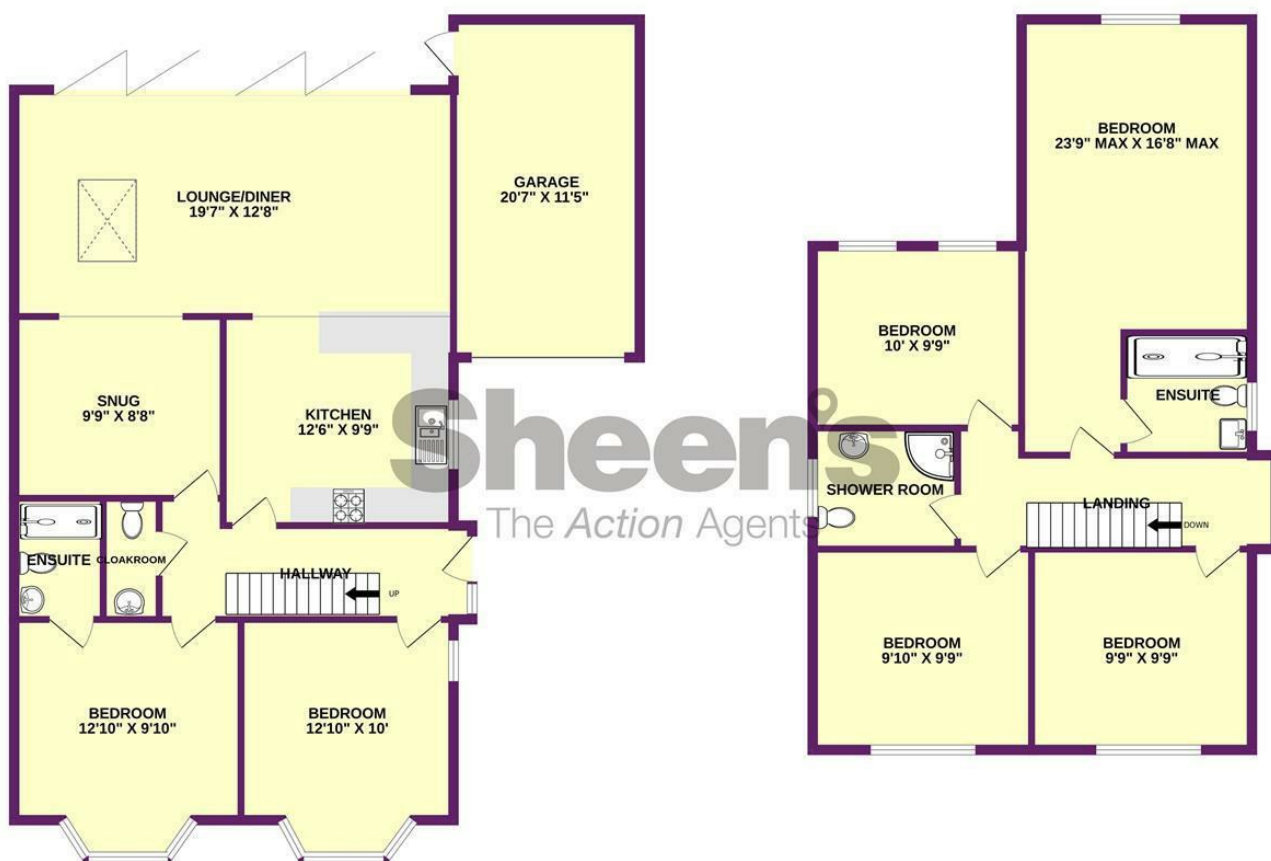
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

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

1ST 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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