

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Coppins Road Clacton-on-Sea, CO15 3HP

- Two Bedrooms
- Ground Floor
- Gas Central Heating
- Private Garden
- No Dogs. Cats Considered
- Off Road Parking
- Deposit £1096
- Available Now
- Council Tax Band A
- EPC Rating C

**£950 Per Calendar Month**



## Entrance Hall

Laminate floor, doors to:

## Lounge

14'4 x 11'

Patio doors to garden.



## Kitchen

8'8 x 6'4



## Bedroom One

12'1 x 9'6



## Bedroom Two

7'1 x 7'

## Bathroom

White bathroom suite comprising of a panel enclosed bath, low level W.C and hand wash basin with pedestal. Mixer shower and shower screen.



## Exterior

Off road parking to front.

Rear garden. Mainly lawn with a shed. (Shed left by previous tenant and is not being maintained by the landlord).



## Right To Rent Checks

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.



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## Selling properties... not promises

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