

ST. MARYS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3ND

£1,100 Per month

- Two Bedrooms
- Kitchen & Utility Room
- Secluded Rear Garden
 - Off Street Parking
- Ground Floor Bathroom
- Fully Double Glazed
- Gas Central Heating
 - Available Now
 - No Pets
- Council Tax Band - A / EPC Rating - D



FENTONS
ESTATE AGENTS



*** AVAILABLE NOW *** Situated in Clacton-on-Sea and ideally located within walking distance to Clacton Town Centre, railway station and seafront, Fentons are pleased to offer for rent this TWO BEDROOM MID-TERRACE HOUSE. The property benefits from off street parking, kitchen/utility and is well presented throughout. Please call us to arrange a viewing.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Lounge

11'6" x 10'9"

Stair flight to first floor. Radiator. Sealed unit double glazed window to front. Open access to:

Kitchen

11'6" x 11'

Fitted with a range of white fronted units both at eye and floor level. Wooden rolled edge work surfaces. Inset four ring gas hob with extractor hood above and electric oven under. Weather board splashback. Laminate flooring. Further wooden rolled edge work surface with cupboards under. Space for fridge/freezer. Radiator. Sealed unit double glazed window to rear. Open access to:

Utility Room

9'8" x 4'8"

Fitted wooden rolled edge work surface with cupboard and drawers under. Inset stainless bowl sink and drainer unit. Plumbing for washing machine. Part weatherboard walls. Laminate flooring. Radiator. Sealed unit double glazed window to side. Open access to:

Lobby

Laminate flooring. Obscured sealed unit double glazed door to side leading to rear garden. Door to:

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with tiled splashback. Enclosed bath with wall mounted shower attachment. Part tiled walls. Laminate flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed window to side.

Landing

Loft access. Doors to:

Bedroom One

11'6" x 11'

Laminate flooring. Radiator. Sealed unit double glazed window to rear.

Bedroom Two

11'6" max x 9'

Laminate flooring. Radiator. Sealed unit double glazed window to front.

Outside - Rear

Part paved area. Remainder laid to lawn. Rear gate providing access. Enclosed by panelled fencing.

Outside - Front

Hardstanding concrete area providing off street parking.

Lettings Particular Disclaimer

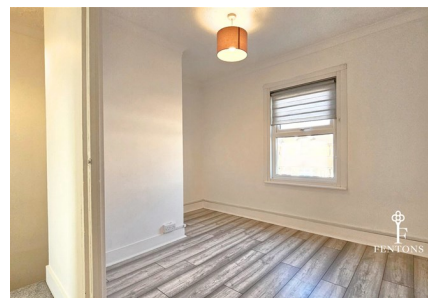
These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.



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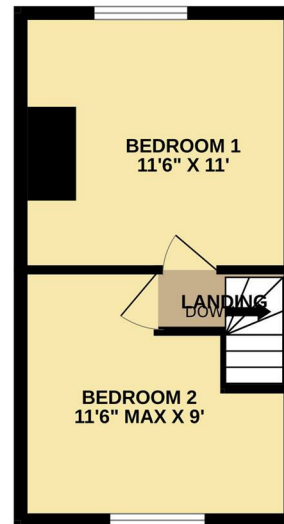
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GROUND FLOOR



1ST FLOOR




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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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

