

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

**Sheen's**  
The Action Agents



## Vauxhall Avenue Clacton-On-Sea, CO15 2LA

Sheen's Letting's & Management are delighted to offer for let this ONE BEDROOM DETACHED BUNGALOW, located in the Brooklands area of Jaywick and is located within 50 yards of Jaywick's seafront. The property is located approximately three and a half miles away from Clacton-on-Sea's town centre and mainline railway station. The property is presented on an unfurnished basis. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- Electric Heating
- Bungalow
- Shower Room
- Rear Garden
- Close To Beachfront
- Deposit £750.00
- Council Tax Band A
- EPC Rating E



**£650 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### LOUNGE

Window to front, window to side.



## KITCHEN

Window to side, integrated electric oven and hob, space and plumbing facilities for washing machine. Part tiled walls.



## SHOWER ROOM

Window to rear garden, shower cubicle, shower attachment, vanity hand wash basin, low level W.C. Part tiled & part panelled walls.



### BEDROOM ONE

10' x 7'9"

Window to rear garden.



### STORAGE/PORCH ROOM

7' x 5'5"

Window to rear garden. NOTE this room cannot be used as a bedroom.



### JAYWICK BEACH

Property is situated within 50 yards of Jaywick seafront.



## **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 £150.00, this comes off the total deposit which is £750.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

## **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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