





CLACTON ROAD, WIX, ESSEX, CO11 2RU

Per month

£1,350 Per

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Garage
- Secluded Rear Garden
- Ample Off Street Parking
- Available Early November
- Non-Estate Position
- Council Tax Band - C
- EPC Rating - D

3 | 1 | 2 | D

FENTONS
ESTATE AGENTS

Fentons are delighted to bring for let this THREE BEDROOM SEMI-DETACHED HOUSE. The property is in a desirable non-estate location in Wix and benefits from two reception rooms, a secluded rear garden, garage and ample off street parking. The property is available from early November and ideally situated for access to Manningtree railway station, local shops, amenities and surrounding countryside.

Accommodation comprises of approximate room sizes

Hallway

Kitchen
8'10" x 6'11"

Dining Room
9' x 8'11"

Lounge
10'11" x 10'6"

Conservatory
9'6" x 6'

Landing

Bedroom 1
10'1" x 8'11"

Bedroom 2
10'11" x 10'1"

Bedroom 3
7'5" x 5'10"

Outside - Rear

Garage

Outside - Front

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.

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.









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Call us on

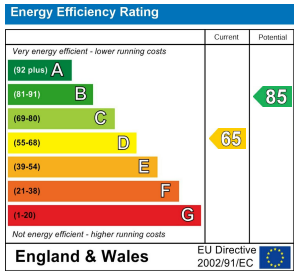
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Council Tax Band

C





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.

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