





GRACES WALK, FRINTON-ON-SEA, ESSEX, CO13 9PQ

£2,200 Per month

- Four Bedrooms
- Two Bathrooms
- 80ft Rear Garden
- 18' Lounge
- Modern Fitted Kitchen
- Off Street Parking
- Close to Beach, Shops & Amenities
- Stunning Throughout
- Council Tax Band C
- EPC Rating TBC

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FENTONS
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Fentons Estate Agents are delighted to offer to let this attractive four-bedroom detached family home, situated in a desirable residential location at Graces Walk. Ideally positioned in the sought-after seaside town of Frinton-on-Sea, the property offers convenient access to the town's charming centre, independent shops, local amenities and beautiful sandy beach. The spacious accommodation comprises a bright lounge with feature bay window, separate dining room, modern fitted kitchen, utility room, ground-floor bedroom/study and shower room. Upstairs offers three further bedrooms, a family bathroom and separate WC. Outside, the property benefits from a generous 80ft rear garden. Early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Hallway

Lounge
18'5" x 13'2"

Kitchen
11'10" x 9'1"

Dining Room
14'1" x 10'11"

Utility
6'11" x 4'9"

Shower Room

Bedroom/Study
8'1" x 7'9"

Landing

Master Bedroom
12'6" x 12'6"

Bedroom Two
11'11" x 10'6"

Bedroom Three
8'8" x 7'8"

Bathroom

W/C

Material Information - Freehold Property
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

Lettings Particular Disclaimer

These particulars are intended as a general guide only.











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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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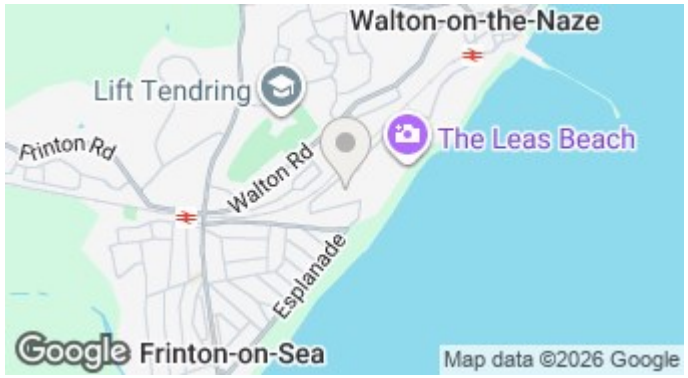
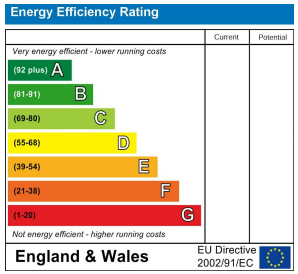
Council Tax Band

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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