67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
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Sheen's
The *Action* Agents

Coppins Road
Clacton-On-Sea, CO15 3LB

Sheen's Letting's & Management are delighted to offer FOR LET THIS TWO BEDROOM FIRST FLOOR MAISONETTE situated in an established non estate position. The property is located approximately from Clacton-on-Sea's town centre, mainline railway station and seafront. The property is presented on an unfurnished basis. An internal viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- No Pets
- First Floor
- Gas Central Heating
- Shower Room
- Fully Double Glazed
- 13'7 x 11'2 Lounge
- 9'9 x 5'5 Kitchen
- Council Tax Band A
- EPC Rating E

£925 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Radiator. Stairflight to first floor.

FIRST FLOOR LANDING & ACCOMADITION

Radiator, double glazed window to side, door to;

LOUNGE

13'7 x 11'2

Two Radiators, double glazed window to rear. Open access to;

KITCHEN

9'9 x 5'5

Fitted kitchen suite comprising; Laminated rolled edge work surfaced with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above. Space for fridge freezer. Space & plumbing facilities for washing machine. Selection of matching wall units with cupboards & drawers at both eye and floor level. Wall mounted gas combination boiler. Tiled splash backs. Two double glazed windows to rear.

BEDROOM ONE

12'7 x 11'8

Radiator, double glazed window to front.

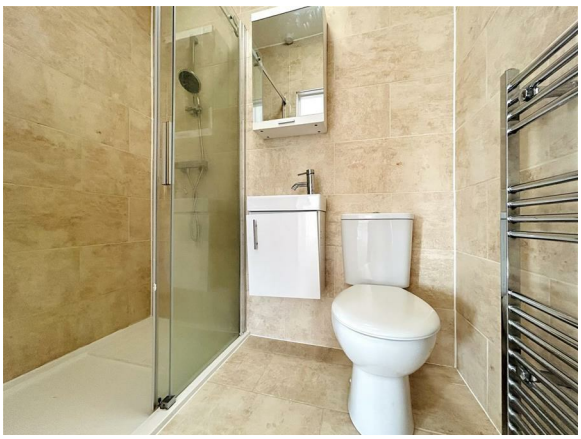
BEDROOM TWO

9'4 x 9'2

Radiator, double glazed window to front.

SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower head attachment above. Towel rail.



Outside

Path leading to front entrance.

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 £213.00, this comes off the total deposit which is £1067.00. 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.

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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