

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

**Sheen's**  
The Action Agents



## Holland Road Clacton-on-Sea, CO15 6NR

Sheen's Letting's & Management are delighted to offer for let this THREE BEDROOM SEMI-DETACHED HOUSE in a non-estate location in the sought after coastal area. Property does benefit from gas central heating and a spacious driveway. The coastals recently regenerated beaches and sea front are position around a third of a mile away with local shopping amenities in Holland within 150 meters. Clacton's mainline railway station and town centre are situated within two miles. Call now for further details and to view the property internally to see what the accommodation has to offer.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Off Road Parking
- Fully Double Glazed
- £1615.00 Deposit
- Long Term Let
- Council Tax Band C
- EPC Rating D



**£1,400 Per Calendar Month**

**LOUNGE**

12'6 x 10'9

Radiator, window to front.



## KITCHEN

15'6 x 6'4

Integrated gas oven and hob, space and plumbing facilities for washing machine and tumble dryer, Space for fridge freezer, cupboards and drawers at both eye and floor level. Part panelled splash-back walls. window to side, door to rear garden.



### GROUND FLOOR CLOAKROOM

Low level W.C. Window to side



### BEDROOM ONE

13'7 x 9

Window to rear garden.



### BEDROOM TWO

11'4 x 8'10

Window to rear garden.



### BEDROOM THREE

8'6 x 6'3

Radiator, window to rear garden.



### BATHROOM

Panelled enclosed bath, electric shower attachment, hand wash basin pedestal. Radiator, window to front.



### CONSERVATORY



### FIRST FLOOR CLOAK ROOM

Low level W.C. Radiator, window to side.



### REAR GARDEN

Panelled enclosed fencing.



### 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 £323.00, this comes off the total deposit which is £1615.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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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