

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

**Sheen's**  
The Action Agents



## Dudley Road Clacton-on-Sea, CO15 3DW

Sheen's Lettings & Management are delighted to offer for let THIS THREE BEDROOM MID-TERRACE HOUSE. The property benefits from gas central heating. The property is presented on an unfurnished basis, call now for further details and to arrange a viewing.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Modern Kitchen
- Full Double Glazed
- First Floor Bathroom
- Close To Amenities
- Private Rear Garden
- Council Tax Band B
- EPC Rating D



**£1,295 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### HALLWAY

Door to lounge diner.

#### LOUNGE DINER

23'6 x 12'4

Double glazed window to front, two radiators. Double glazed UPVC door to;



## KITCHEN

10'3 x 6'9

Cupboards at both eye and floor level, space and plumbing facilities for washing machine, space for freestanding cooker, extractor hood above, space for fridge freezer. Part tiled walls, double glazed window to rear.



## CONSERVATORY

9'9 x 7

Double glazed UPVC door to rear, double glazed windows to rear & kitchen.



## BATHROOM

Panelled enclosed bath, shower attachment above, hand wash basin pedestal, low level W.C. Double glazed windows to rear. Part tiled & part panelled walls.



## BEDROOM ONE

10'7 x 9'9

Double glazed window to rear. Radiator.



## BEDROOM TWO

13'1 x 9'5

Double glazed window to front, radiator.



### BEDROOM THREE

7'10 x 5'11

Double glazed window to front, radiator.



### 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 £298.00, this comes off the total deposit which is £1494.00. 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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