

OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA

£1,800 Per month

- Three Bedrooms
- Sun Room & Study
- Ground Floor Bedroom & Shower Room
- En-Suite Shower Room To Bedroom Two
 - Off Road Parking
- Two Reception Rooms
- Inside Frinton Gates
- Available Mid October
- Fully Or Part Furnished
- Council Tax Band - F / EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to offer for let this well presented THREE BEDROOM DETACHED HOUSE. The property offers two reception rooms, study and sun room, ground floor bedroom and shower room. The property is conveniently located close to Frinton High Street, Town Centre & Seafront and comes fully furnished/part furnished. The property is available from mid October and an early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Entrance Hallway

Ground Floor Shower Room

Kitchen
14'8" x 7'8"

Utility Cupboard

Dining Room
11'6" x 10'9"

Inner Hall

Bedroom 3
11'2" x 10'2"

Study
7'5" x 7"

Sun Room
11'6" x 11'2"

Lounge
20'4" x 11'6"

Landing

Bedroom 1
20'4" x 11'6"

Bedroom 2
14'8" x 11'6"

En-Suite

Outside - Rear

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

SHERRINGTON COTTAGE OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA



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.



SHERRINGTON COTTAGE OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA






FENTONS

SHERRINGTON COTTAGE OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA





SHERRINGTON COTTAGE OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA



Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

