



## Woodlands Close Clacton-on-Sea, CO15 4RT

Sheen's Lettings & Management are pleased to be offering FOR LET THIS NEWLY REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from a bathroom and modern kitchen. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Newly Refurbished
- Bathroom
- Private Rear Garden
- Deposit £1442.00
- Council Tax Band B
- EPC TBC



**£1,250 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### ENTRANCE HALLWAY

9'11 x 9'10

Electric heater.

#### KITCHEN

12'1 x 9'11

Cupboards at both eye and floor level. Integrated oven and hob. Part tiled walls. Double glazed window to front.



#### LOUNGE

16'1 x 9'5

Double glazed window to front, electric heater.



### BEDROOM ONE

11'6 x 10'3

Double glazed window to rear, electric heater.



### BEDROOM TWO

9'3 x 7'7

Double glazed window to rear, electric heater.



### BATHROOM

Panelled enclosed bath, shower attachment above. Vanity hand wash basin with storage underneath. Low Level W.C. Part tiled walls. Double glazed window to rear.



### REAR GARDEN

Panelled enclosed fencing, side gate access.



### 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

### 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 £288.00, this comes off the total deposit which is £1442.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

