

WOODSIDE, WALTON ON THE NAZE, ESSEX, CO14 8NR

£1,350 Per month

- Two Bedrooms
- Spacious Lounge Overlooking Rear Garden
- Secluded & Spacious Garden
 - Off Street Parking
 - Gas Central Heating
- Shower Room & Separate WC
 - Available Now
 - Council Tax Band - C
 - EPC Rating - C



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market for let, this modern, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is available immediately and benefits from a shower room, separate WC and a secluded rear garden. Woodside is conveniently located within easy reach of Walton-on-the-Naze and Frinton-on-Sea, with Frinton seafront, town centre and railway station all within easy reach.

Accommodation comprises of approximate room sizes

Hallway

Bedroom 1

14'5" x 10'11"

Bedroom 2

13'8" x 8'

Lounge

17'7" x 10'10"

Kitchen

12'4" x 10'

Shower Room

WC

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

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.





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Call us on
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Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		86
(55-68) D	69	
(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.

