

Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

Harwich Office
 147 High Street
 Harwich
 Essex CO12 3AX
 Tel: (01255) 506655



High Street
 Walton On The Naze, Essex

Rent: £2,000 pcm
 Energy Efficiency Rating E

| Energy Efficiency Rating | |
|--|-------------------------|
| Current | Potential |
| <i>Very energy efficient - lower running costs</i> | |
| (92+) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| <i>Not energy efficient - higher running costs</i> | |
| England & Wales | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | |

Council Tax Band
 Council Tax Band C

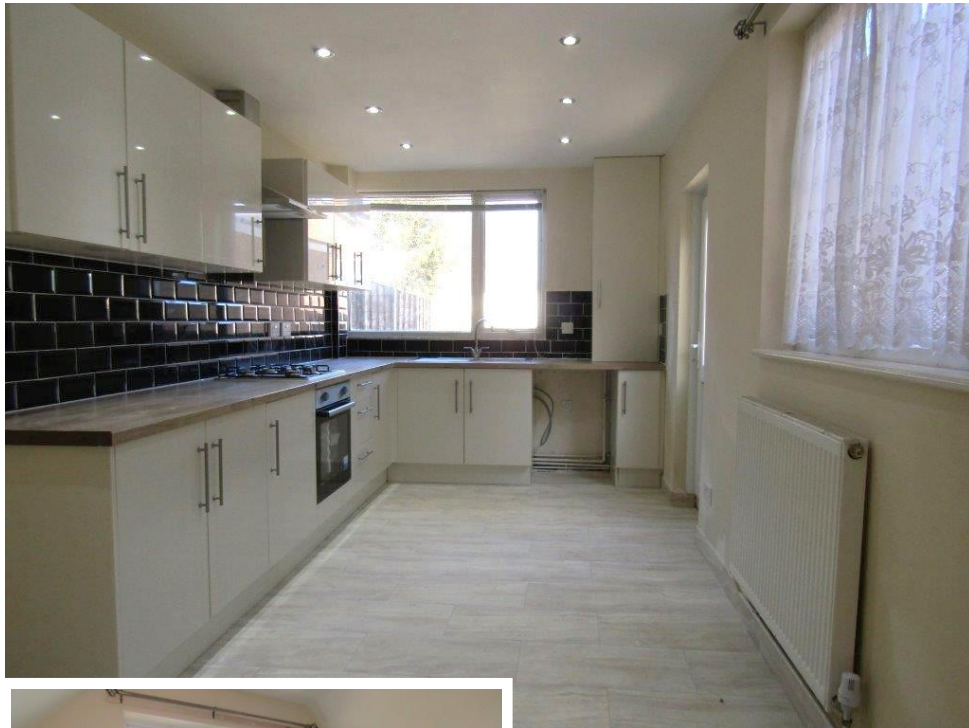
LOCAL AUTHORITY
 Tendring District Council

OFFICE
 88 Connaught Avenue
 Frinton-On-Sea
 Essex
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T: 01255 677688
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.





Property Description

Priory Estates are pleased to offer for rent this five bedroom semi detached town house situated in Walton on the Naze, close to local shops and amenities. This property benefits from spacious accommodation, ensembles and being newly redecorated throughout. Available from March on an unfurnished basis.



Accommodation

Entrance Hall
Lounge (4.3m x 4m)
Kitchen (4.9m x 2.5m)
WC
Landing
Bedroom One (4.3m x 4.2m)
Ensuite
Bedroom Four (3.4m x 3m)
Ensuite
Bathroom
Bedroom Five (2.8m x 2.5m)

Features

Redecorated Throughout
Spacious Accommodation
Ensembles
Two Reception Rooms
Off Road Parking
Gas Central Heating



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,305 is required in deared funds prior to the commencement of the tenancy.

Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

Restrictions

Certain Restrictions have been placed on this property, please ask for details.