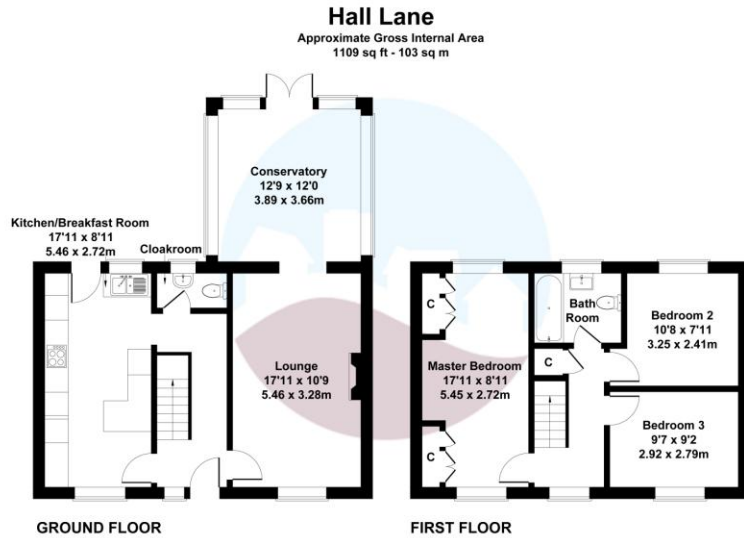


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Hall Lane

Rent: £1,395 pcm

Walton-on-the-Naze

Energy Efficiency Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	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	
56	74
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
 CO13 9PT

T: 01255 677688
E: admin@prioryestates.co.uk
W: www.prioryestates.co.uk

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 tenant are advised to recheck the measurements.





Property Description

Priory Estates are delighted to bring to the rental market this beautiful three bedroom detached family home. Situated within the popular seaside town of Walton, this property is just a short walk to the seafront, local amenities and Railway Station with links to Colchester and London Liverpool Street. Internally this property benefits from a modern kitchen, spacious lounge, conservatory and double bedrooms. Also benefiting from a double garage and off road parking to the rear. Available from the end of April on an unfurnished basis.



Accommodation

ENTRANCE HALL
 KITCHEN/BREAKFAST ROOM (5.46m x 2.72m)
 CLOAKROOM
 LOUNGE (5.46m x 3.28m)
 CONSERVATORY (3.89m x 3.66m)
 LANDING
 BEDROOM ONE (5.46m x 2.72m)
 BEDROOM TWO (3.25m x 2.41m)
 BEDROOM THREE (2.92m x 2.79m)
 BATHROOM

Features

Detached Family Home
 Modern Kitchen
 Double Bedrooms
 Gas Central Heating
 Double Garage & Off-Road Parking
 Front & Rear Gardens



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,605 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.