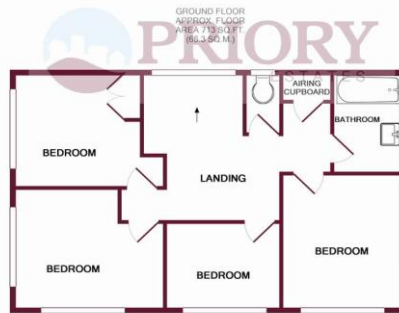
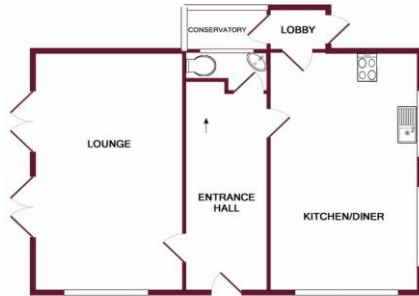


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 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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 147 High Street
 Harwich
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	78

Council Tax Band
 Council Tax Band E

LOCAL AUTHORITY
 Tendring District Council



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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.



Hall Lane
 Walton On The Naze, Essex

Rent: £1,200 pcm
 Energy Efficiency Rating E





Property Description

Priory Estates are delighted to bring to the rental market this detached four bedroom house, available from October on a fully furnished basis and a short term let only. Situated close to Walton-on-the-Naze's seafront and local amenities, as well as being 0.9 miles from the historical Naze Park Tower. Boasting versatile accommodation, off road parking, gardens to both the front and rear and gas central heating. *Please note these photos are from a previous listing*

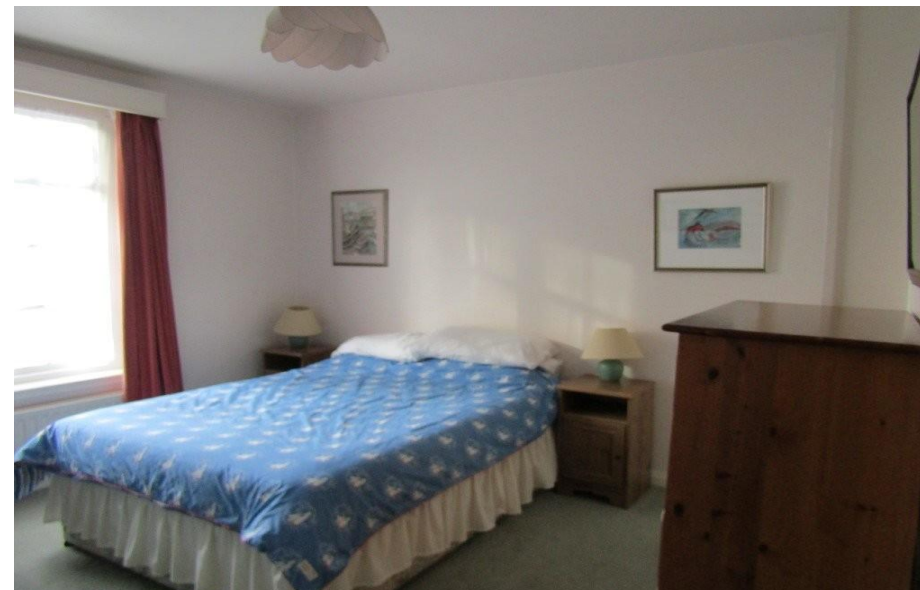


Accommodation

Entrance Hallway
 Lounge (6.12m x 3.81m)
 Kitchen (3.68m x 2.49m)
 Dining Room (3.93m x 3.62m)
 Ground Floor WC
 Bedroom One (3.81m x 3.20m)
 Bedroom Two (3.62m x 2.77m)
 Bedroom Three (2.92m x 2.31m)
 Bedroom Four (3.20m x 1.70m)
 First Floor WC
 Bathroom

Features

Period Property
 Close to The Seaside
 Versatile Accommodation
 Off Road Parking
 Gardens To Front & Rear
 Gas Central Heating
 Fully Furnished
 6 Month Let Only



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 is required in cleared funds prior to the commencement of the tenancy.

Term

A term of 6 months under an Assured Shorthold Tenancy Agreement, this would not be extended further.

Restrictions

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