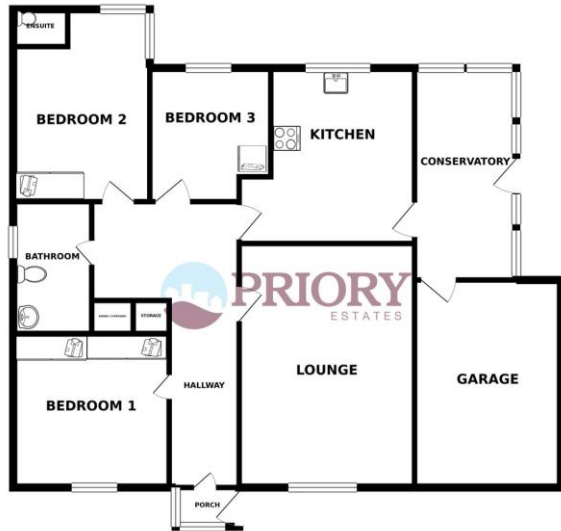


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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

GROUND FLOOR



**Thorns Way**

**Rent: £1,275 pcm**

Frinton Homelands, 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	
67	87
EU Directive 2002/91/EC	
England & Wales	
WWW.EPC4U.COM	

**Council Tax Band**  
 Council Tax Band D

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
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 Essex  
 CO13 9PT

**T:** 01255 677688  
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**Whatsapp:** 07972573258

**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

A spacious three bedroom detached bungalow situated in the sought after Frinton Homelands Development. Within a short distance to The Triangle Shopping Centre and Connaught Avenue which has ample amenities. This property also benefits from a wet room, integrated wardrobes, off road parking and a garage. Available from October on an unfurnished basis.



### Accommodation

- Entrance Hall
- Lounge (5.42m x 3.90m)
- Kitchen (3.90m x 2.65m)
- Conservatory (4.69m x 2.25m)
- Bedroom One (3.41m x 3.32m)
- Bedroom Two (4.26m x 2.74m)
- En-Suite Bathroom
- Bedroom Three (2.71m x 2.37m)
- Bathroom

### Features

- Cul-de-sac Location
- Wet Room
- Garden with Patio Area
- Off Road Parking with Garage
- Conservatory
- Spacious Accommodation



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,470.00 is required in cleared 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.