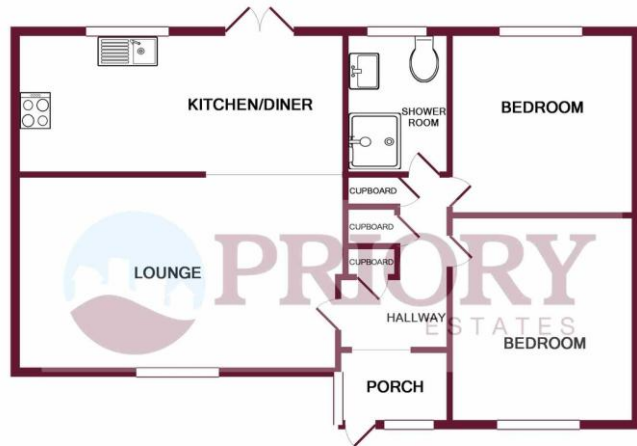


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Woodfield Close

Rent: £1,200 pcm

Walton On The Naze

Energy Efficiency Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Council Tax Band
 Council Tax Band C

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 tenant: are advised to recheck the measurements.





Property Description

Exclusive to Priory Estates is this two bedroom detached bungalow just a short walking distance from Triangle Shopping Centre in Frinton on Sea. This property has been recently redecorated throughout and also benefits from a spacious rear garden, modern shower room, off road parking and a garage. Available from the middle of October on an unfurnished basis.



Accommodation

Entrance Porch
Lounge (5.18m x 3.38m)
Kitchen (2.59m x 2.49m)
Bedroom One (3.29m x 2.98m)
Bedroom Two (2.98m x 2.98)
Shower Room

Features

Two Double Bedrooms
Off Road Parking & Garage
Redecorated Throughout
Well Presented
Spacious Rear Garden
Central Location



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380.00 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.