



Beatrice Road, Walton-On-The-Naze CO14

£1,450 pcm

Priory Estates are delighted to bring to the rental market this modern two bedroom detached bungalow. Perfectly situated just a stones throw Walton sea front and a short walk to local amenities and Railway station with links to Colchester and London Liverpool Street. This property also benefits from off road parking, a utility room, sun room and two double bedrooms. Available from the beginning of January on an unfurnished basis.

- Modern Throughout
- Sun Room
- Double Bedrooms
- Off Road Parking
- Gas Central Heating
- Available January



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	63
(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.epc-uk.com		



Council Tax Band
Council Tax Band C

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,670 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.

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.