

119, Rainham Way
Frinton-On-Sea, CO13 9NT

Price £450,000 Freehold

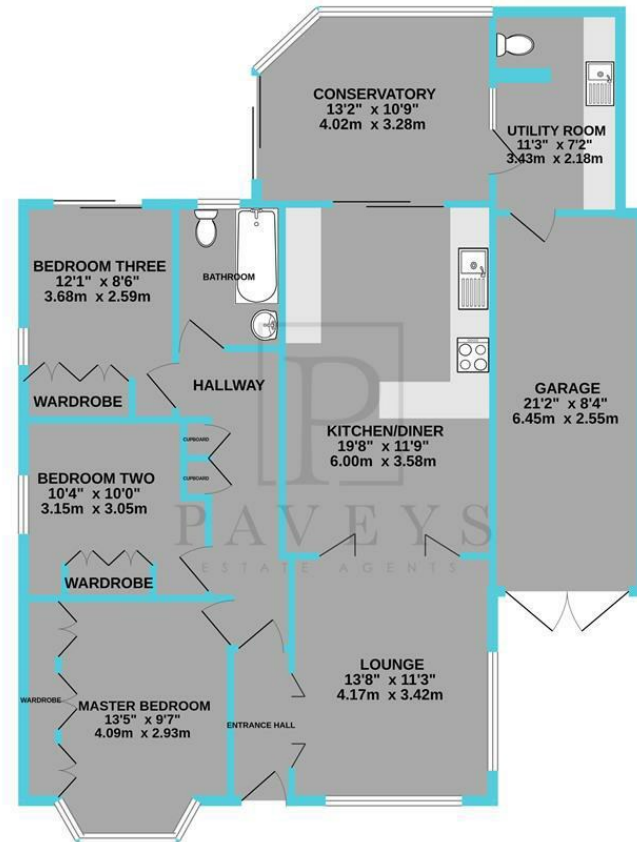


PAVEYS
ESTATE AGENTS

New to the market is this BRIGHT & SPACIOUS DETACHED BUNGALOW positioned a short walk from Walton's pretty beach, train station, high street and local bus routes. This much loved family home is located in a popular treelined road between the coastal towns of Frinton-on-Sea and Walton-on-the-Naze and is to be sold with NO ONWARD CHAIN. This super property has a secluded rear garden, integral garage, carport and driveway. Internally it offers 1278 sq ft of accommodation benefitting from a bright and sunny lounge with double doors leading to the kitchen diner, conservatory, three bedrooms, ample storage, utility and bathroom. An internal viewing is highly recommended, we have keys! Call Paveys to view!



GROUND FLOOR
1278 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropix (2020)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

Wooden glazed entrance door to front aspect, laminate flooring, coved ceiling, glazed double doors and matching side panels to Lounge, internal door, two built in cupboards, radiator.

LOUNGE 13'8" x 11'3" (4.17m x 3.43m)

Double glazed windows to front and side aspects, laminate flooring, glazed double doors and matching side panels to Kitchen Diner, TV point, radiators with covers.

KITCHEN DINER 19'8" x 11'9" (5.99m x 3.58m)

White fronted over and under counter units, matching display cabinets, roll edge work tops, inset twin under mount sinks with mixer tap. Built in eye level double oven, electric hob with extractor over, space for fridge freezer, built in dishwasher. Double glazed sliding patio doors to Conservatory, tiled flooring, coved ceiling, part tiled/part laminate flooring, radiator with cover and fitted shelving above.

CONSERVATORY 13'2" x 10'9" (4.01m x 3.28m)

Double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects with views over the garden, poly carb pitched roof, fitted wall lights, door to Utility Room, radiator.

UTILITY ROOM & CLOAKROOM 11'3" x 7'2" (3.43m x 2.18m)

White fronted over and under counter units, work tops, inset stainless steel sink and drainer. Space and plumbing for washing machine, space for tumble dryer. Double glazed window to side, tiled flooring, tiled splash backs. Part partition wall to the rear of the room with low level WC, tiled flooring and wall mounted cupboard.

MASTER BEDROOM 13'5" x 9'7" (4.09m x 2.92m)

Double glazed bay window to front, laminate flooring, coved ceiling, range of fitted bedroom furniture including wardrobes, side tables, headboard, shelving and window side, wall lights, radiator.

BEDROOM TWO 10'4" x 10' (3.15m x 3.05m)

Double glazed window to side, laminate flooring, coved ceiling, range of fitted bedroom further including wardrobes, dressing table and bed side tables, radiator.

BEDROOM THREE 12'1" x 8'6" (3.68m x 2.59m)

Double glazed sliding patio doors to rear garden, double glazed windows to side, laminate flooring, coved ceiling, range of fitted bedroom furniture including wardrobe, cupboards, bed side tables, shelving and headboard. Wall lights, radiator.

BATHROOM

White suite comprising low level WC, wash hand basin and bath with screen and electric shower over. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, heated towel rail.

OUTSIDE FRONT

Lawned garden with laurel borders, paved and shingled, hardstanding driveway providing off road parking.

OUTSIDE REAR

Secluded garden with lawn area boarded by shrubs and plants, small patio area, raised decking area, timber summer house,

INTEGRAL GARAGE & CARPORT 21'2" x 8'4" (6.45m x 2.54m)

Coved carport with poly carb roof, power and light (not tested by Agent). Garage with double doors to front, power and light connected (not tested by Agent), integral door to Utility Room.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.