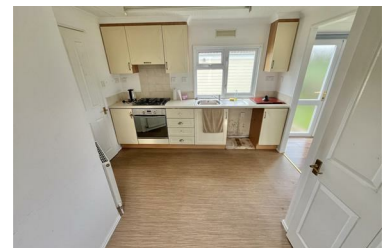




## Meadowview Park, St. Osyth Road Little Clacton, CO16 9NW

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM PARK HOME for over 30's. The park home benefits from being offered with NO ONWARD CHAIN. The property is situated within 2.75 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is located approximately 1.75 miles from Clacton Shopping Village. An internal inspection is highly advised to appreciate the accommodation on offer.

- 9'11 x 7'6 Bedroom
- 11'7 x 10'3 Kitchen
- 6'6 x 5'6 Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Brick Built Storage Shed
- Communal Parking
- Over 30's
- No Onward Chain
- Council Tax Band A



**Price £45,000 Non-traditional**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

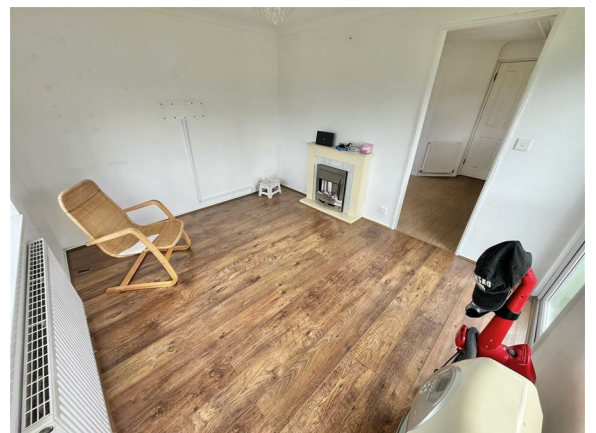
#### ENTRANCE HALL

Radiator.

#### LOUNGE

11'6 x 9'11

Decorative fireplace. Radiator. Double glazed door to outside.  
Double glazed window to side and rear. Opening to:



## KITCHEN

11'7 max x 10'3 max

Fitted kitchen suite comprising White marble effect rolled edge work surfaces with Crème wall mounted units with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset oven. Inset four ring gas hob with extractor hood above. Cupboard housing gas combination boiler. (All appliances not tested). Space for fridge freezer. Space for washing machine. Storage cupboard. Two radiators. Two double glazed windows to side.



## SHOWER ROOM

6'6 x 5'6

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Step in shower cubicle with wall mounted electric shower above (not tested). Radiator. Double glazed window to side.



## BEDROOM

9'11 x 7'6

Built in storage cupboards. Radiator. Double glazed window to side.



## BRICK BUILT STORAGE SHED

Space and plumbing for white goods appliances.

## OUTSIDE

Paved patio pathway leading to entrance door. Remainder being laid to lawn. Communal parking for all residents.



## VIEWS



### Material Information (Park Home)

Monthly ground rent/site fee amount (£):259.40 Ground rent review period:

Age Restriction: Over 30s Pets: No

Council Tax: Tendring District Council; Council Tax Band A; Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

### JB 04/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

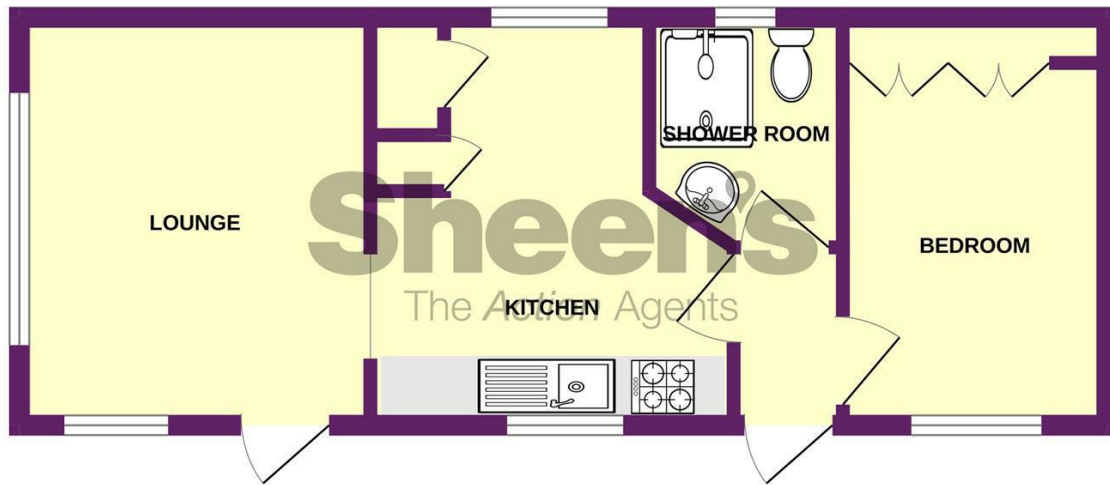
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 356 sq.ft. (33.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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## Selling properties... not promises

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