



The Spinney, Sacketts Grove Clacton-on-Sea, CO16 7JB

Located in the Essex coastal town of Clacton-on-Sea is this **TWO BEDROOM FULLY RESIDENTIAL PARK HOME** for the **OVER 45's**. The property is conveniently positioned within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. An early internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- 19'3 max L Shaped Lounge/Diner
- 12'2 Fitted Kitchen
- Wet Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Fully Residential
- No Onward Chain
- Over 45's
- Council Tax Band A



Price £125,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to Kitchen.

KITCHEN

12'2 x 9'3

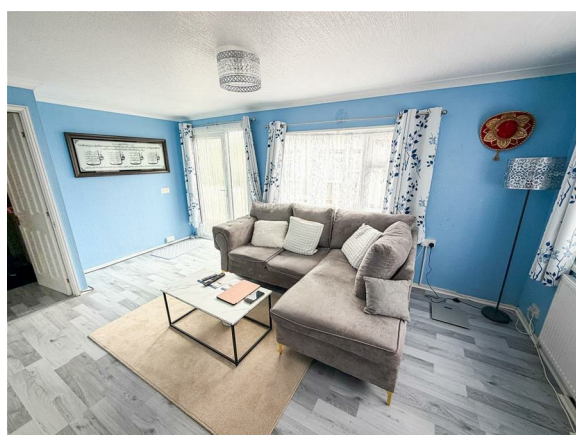
Fitted with a range of wood effect panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset stainless steel single drainer sink unit with mixer tap. Plumbing and space for automatic washing machine, cooker and fridge freezer. Breakfast bar. Tiled splash backs. Radiator. Storage cupboard housing wall mounted combi boiler (not tested). Double glazed window to side. Doors to Inner Hallway & Dining Area.



LOUNGE/DINER

19'3 max x 16'7 max nar to 7'1

Being 'L' shaped with double glazed windows to side and front. Two radiators. Feature fire place (not tested). Wood effect flooring. Double glazed double doors to Veranda. Door to Inner Hallway.



ALTERNATE VIEW OF LOUNGE/DINER



DINING AREA VIEW



VERANDA FROM LOUNGE

Raised enclosed veranda from Lounge.



INNER HALL

Built in storage cupboard. Doors to:

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BEDROOM ONE

11'4 x 9'4

Double glazed windows to rear and side. Radiator.



BEDROOM TWO

9'4 x 9'0

Double glazed windows to rear. Radiator. Built in storage cupboard.



WET ROOM

Suite comprises low level W.C. Wall mounted shower (not tested). Part tiled walls. Double glazed window to side.



OUTSIDE

Lawned gardens to the sides with paved pathways. Communal gardens with communal parking area available at the site car park.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £162pcm Ground rent review period: Yearly Each January

Age Restriction: Over 45's Pets: 2 Cats allowed Assistance dog only.

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

Services Connected:

(Gas): Piped LPG (Electricity): Yes (Water): Mains (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.

JE 0926

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.

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.



GROUND FLOOR



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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