

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Rosemary Way Jaywick Village, CO15 2SB

This well proportioned Cavity Brick built THREE BEDROOM SEMI-DETACHED BUNGALOW is located in Jaywick Village just 250 Metres from the Beach. Its move-in ready presentation and No Onward chain means you can settle in immediately and enjoy the wealth of renovations and improvements undertaken by the current sellers.

Clacton's Town Centre is within two miles, offering a variety of shops, restaurants, and entertainment options along with access to the mainline railway station with its direct links to London Liverpool Street. Whether you are looking for a permanent residence or a holiday home, this property is sure to impress and an early inspection is strongly advised.

- Three Bedrooms
- 18' x 10'10 Lounge
- 17'2 x 7'3 Fitted Kitchen
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Solar Panels With Battery (Owned Outright)
- Off Street Parking
- Courtyard Rear Garden
- No Onward Chain
- EPC Rating B & Council Tax C



**Price £185,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed double glazed part leaded light and stained glass effect entrance door to:

### ENTRANCE PORCH

7'4 x 3'10

Wall mounted gas boiler (not tested). Multi panelled glazed wooden entrance door to:



### LOUNGE

18' x 10'10

Radiator. Feature wall panelling. Double glazed window to front. Slim line double glazed door leading to rear garden. Further door to inner hallway.



### INNER HALLWAY

Loft access with loft ladder to partially boarded loft with light. The property benefits from a PIV (Positive in ventilation) system which encourages the airflow within the bungalow (not tested). Built in airing cupboard. Doors to:

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## KITCHEN

17'2 x 7'3

Fitted with a range of wood effect shaker style units with stone effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Cooker space with glass splashback and stainless steel extractor hood above (not tested). Space and plumbing for washing machine. Tall fridge freezer space. Breakfast bar. Inset one and a half bowl single drainer sink unit with mixer tap. Water softener (not tested) Tiled splashbacks. Radiator. Wood effect panelled flooring. Double glazed window to side. Double glazed door to side courtyard area.



### BEDROOM ONE

11'4 x 9'1 to wardrobes

Wall to wall mirror fronted sliding wardrobes. Radiator. Double glazed window to rear.



### BEDROOM TWO

16'1 x 8'5

Radiator. Double glazed windows to front and rear.



### BEDROOM THREE

11' x 7'4

Radiator. Double glazed window to rear.



## SHOWER ROOM

7'6 max x 5'9 max

Fitted with a three piece modern white suite comprising corner shower cubicle. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Fitted grey gloss storage cabinets. Marble effect wall panels. Wood effect flooring. Double glazed window to side.



## SOLAR PANELS

Please be aware the property benefits from fitted solar panels which are owned outright by the Seller and includes a storage battery (not tested).

## OUTSIDE FRONT

Front garden is part enclosed by a small brick wall with double metal entrance gates. Hard standing area providing off street parking. Borders stopped with an array of shrubs and trees. Small timber fence with open access to front courtyard area with double glazed door into kitchen. Double glazed entrance door from front of bungalow into entrance hallway with cupboard store porch. Gate giving side pedestrian access to outside rear garden.



## OUTSIDE - REAR

Small low maintenance courtyard style rear garden. Mainly laid to artificial lawn with flower and shrub borders. Composite storage shed to remain. Enclosed by panelled fencing.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (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: No

### JE 02/26

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

### Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



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## 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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