



## Colne Way Point Clear Bay, CO16 8LL

Situated just 150 metres from Point Clear Bay beach and waterfront is this FREEHOLD TWO BEDROOM DETACHED BUNGALOW which has Holiday Home Status. The property is positioned wider than average plot and benefits Off Street Parking directly from Colne Way. Point Clear Bay is positioned approximately five miles from Clacton Town Centre with the city of Colchester just over eight miles away. Offered with No Onward Chain, an early viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'2 x 12'1 Lounge
- 11'11 max Kitchen
- 14'11 x 6'11 Conservatory
- Gas LPG Central Heating - (not tested)
- Modern Three Piece Shower Room
- Fully Double Glazed
- Allocated Side & Rear Gardens
- Holiday Home Status
- EPC Rating F & Council Tax A



**Price £95,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

10'9 x 3'3

Double glazed windows to front and side. Tiled flooring. Radiator. Multi panel glazed door to Lounge.



### LOUNGE

15'2 x 12'1

Wood effect flooring. Two radiators. Double glazed windows to front and side. Open access to Kitchen and Doors to Bedrooms.



### BEDROOM ONE

11'6 x 6'8 max

Wood effect flooring. Radiator. Double glazed window to side.



## BEDROOM TWO

9'2 x 6'2

Wood effect flooring. Radiator. Double glazed window to rear.



## KITCHEN

11'11 nar 6'3 x 6'2 nar 3'7

Fitted with a modern kitchen suite. Comprises white laminate panel fronted units. Grey wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl grey composite single drainer one and a half bowl sink unit with mixer tap. Inset four ring ceramic hob with under counter electric oven. Stainless steel extractor hood above (all appliances not tested). Tall Fridge/Freezer space. Borrowed light frosted window to lounge. Double glazed window to conservatory. Tiled splash backs. Wood effect flooring. Open access to Inner Lobby.



## INNER LOBBY

Wood effect flooring. Radiator. Double glazed door to Conservatory. Door to Shower Room.



## SHOWER ROOM

10' x 5'7" nar 3'1"

'L' Shaped shower room. Fitted with a modern three piece white suite. Comprises Shower cubicle with with mounted electric shower (not tested). Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Wood effect flooring. Chrome effect heated towel rail. Double glazed internal window to conservatory.



## CONSERVATORY

14'11 x 6'11

Part brick built. Double glazed windows to side and rear. Poly-Carbonate roof. Radiator. Tiled flooring. Double glazed door to garden. Laminate work surface with cupboards below and space for automatic washing machine.



## OUTSIDE - FRONT & SIDE

The property is position onto Colne Way so benefits from paved rea providing off street parking. Remainder of garden is laid to shingle borders. Part enclosed by small brick wall to front and panel fencing to the side. Open access to either side of property onto Rear Garden.



### OUTSIDE - REAR

Rear garden is mainly paved providing patio area. Storage Lean-To which house gas LPG boiler (not tested). Gate to rear opens onto small Greensward.



### SMALL GREENSWARD TO REAR



### POINT CLEAR BAY

The property is just 150 Metres from Point Clear Bay Water front.



## Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: No

Services Connected: (Gas): LPG Bottles - No Mains Gas (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: Please note the property is Freehold but has holiday home status, so the deeds advise they are not meant to be lived in all year around. Because of this buyers will need to be Cash Only and not trying to obtain a mortgage against the property.

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

## JE 0526

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.

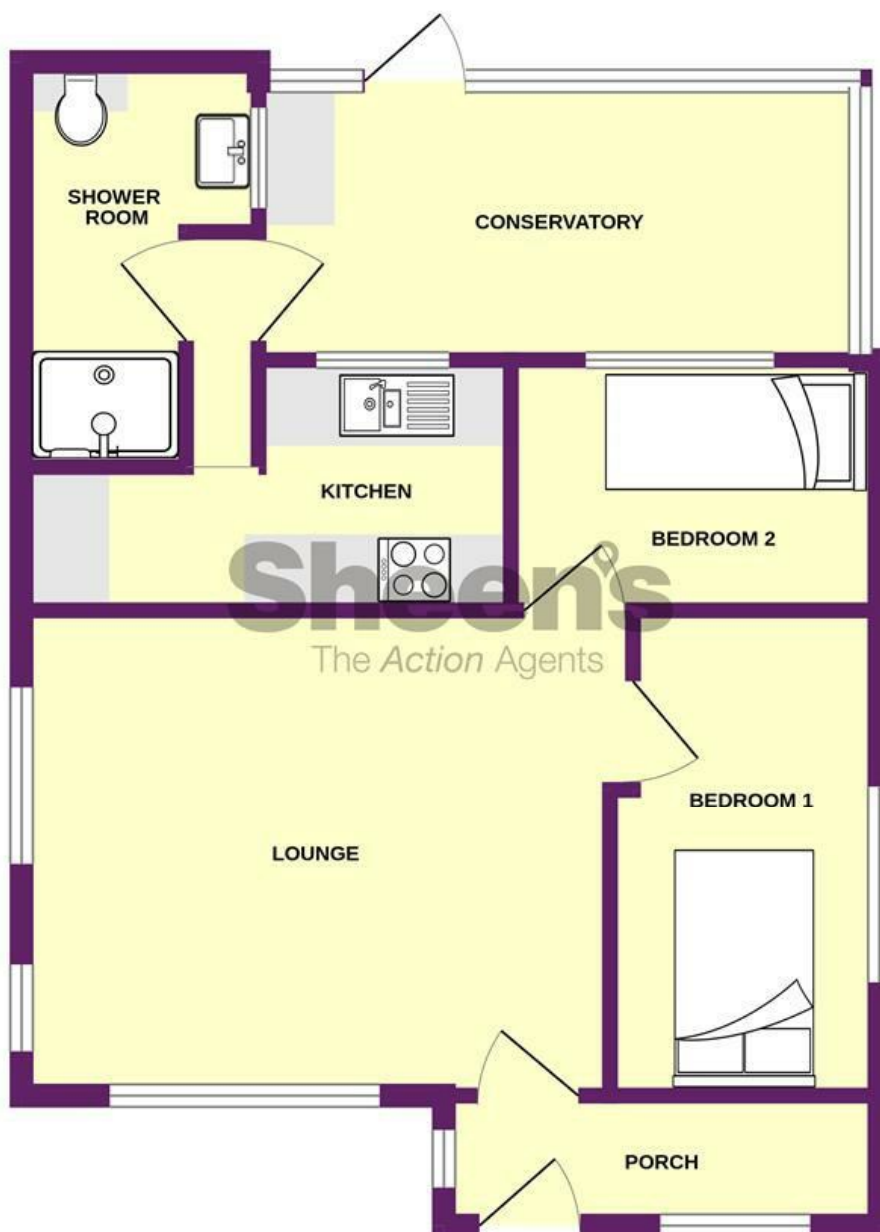
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## GROUND FLOOR



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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