



Totlands Drive Great Clacton, CO15 4QG

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM SEMI-DETACHED HOUSE located on the sought after 'Isle of Wight' development. The property is approximately 1 mile from the local shopping facilities in Great Clacton and within two and a quarter miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 13'7 x 11'7 Lounge
- 12' x 8'4 Kitchen
- 11'8 x 9'4 Dining Room
- 17'1 x 9'1 Conservatory
- Gas Central Heating
- Approximate 50' Rear Garden
- Garage & Off Road Parking
- Council Tax Band C
- EPC Rating C



Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UVPC Double glazed Entrance door leading to:

ENTRANCE HALLWAY

Stairflight to floor floor. Radiator. Double Glazed window to front and side. Door to:



KITCHEN

12' x 8'4

Fitted kitchen suite comprising laminated square edge surfaces with inset one and a half bowl single drainer sink unit with a stainless steel mixer tap. Four ring electric hob with an extractor hood above (not tested). Integrated dishwasher. Integrated fridge and freezer. Integrated oven. Integrated Microwave. Space and plumbing for Washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splash backs. Double glazed window to rear. Door to:



DINING ROOM

11'8 x 9'4

Radiator. UVPC Double glazed French doors leading to conservatory. Open access to:



LOUNGE

13'7 x 11'7

Radiator. Double glazed window to front.



CONSERVATORY

17'1 x 9'1

Two Radiators. Double glazed windows to side and rear. UVPC double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

Loft access. Airing cupboard. Double glazed window to side. Door to:

BEDROOM ONE

12'2 x 11'9

Built in wardrobe. Radiator. Double glazed window to front.



BEDROOM TWO

11'6 x 11'4

Built in wardrobe. Radiator. Double glazed window to rear.



BEDROOM THREE

7'10 x 6'10

Radiator. Double glazed window to front.



BATHROOM

Three piece white suite comprising low level WC. Vanity hand wash sink basin. Panelled bath with a wall mounted shower head attachment above. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area which provides off street parking for multiple vehicles with the remainder being laid to lawn. Side pedestrian access leading to outside rear. Side access leading to Garage.



OUTSIDE REAR

Raised decked area with the remainder being laid to lawn. Enclosed by panel fencing. Side pedestrian access leading to outside front.



GARAGE

Up and over door.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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.

BA 06/26

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.

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

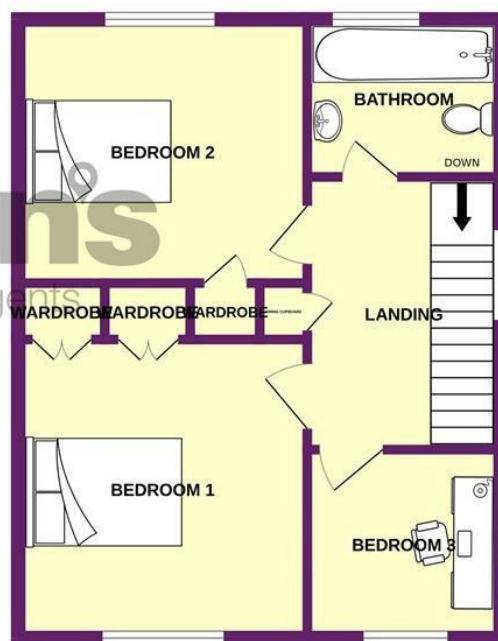
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST 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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