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Sheen's
The *Action* Agents



# Millers Barn Road
## Clacton-on-Sea, CO15 2QA

Offered with No Onward Chain on the popular 'Tudor' development is this spacious THREE BEDROOM DETACHED BUNGALOW presented in 'Move In Ready' condition and an early viewing is strongly advised to appreciate the immaculate presentation and décor on offer. Local shopping amenities are positioned around 300 metres away with Clacton's town centre and mainline railway station around one and three quarter miles away. The sea front is also conveniently situated within just three quarters of a mile.

- Three Bedrooms
- 15'5 x 13'5 Lounge
- 12'9 Newly Fitted Kitchen/Diner
- Gas Central Heating - (New Boiler Fitted October 2025)
- 14' x 7'4 Sun Lounge
- 9'7 x 7'4 Utility Room
- Garage & Off Road Parking
- 40' x 37' Landscaped Garden
- No Onward Chain
- EPC Rating C & Council Tax C







## Price £325,000 Freehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

## ENTRANCE PORCH

Part brick built with double glazed windows to side and front. Wood effect flooring. Double glazed entrance door to;



## ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Built in storage cupboard. Doors to;



## BEDROOM ONE

13'7 x 10'6 max

Wall to wall fitted wardrobes with four mirror fronted sliding doors. Radiator. Double glazed window to front.



## BEDROOM TWO

10'8 x 9'11

Radiator. Double glazed window to side.



## BEDROOM THREE

8'7 x 7'3 to wardrobes

Wall to wall fitted wardrobes with three mirror fronted sliding doors. Radiator. Internal glazed window to porch.



## BATHROOM

Fitted with a three piece white suite comprising; Corner panelled bath with mixer tap and hair-wash shower attachment, with wall mounted shower unit over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Radiator. Double glazed widow to side.



## KITCHEN/DINER



12'9 x 8'9

Newly fitted kitchen. Comprises wood effect laminated rolled edge work surfaces with cupboards and drawers below. Matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with fitted stainless steel and part glazed extractor hood above (not tested). Concealed wall mounted gas boiler serving hot water and central heating systems (New Boiler Fitted October 2025). Wood effect flooring. Radiator. Double glazed window to side. Single glazed window and door to Utility Room.

## ALTERNATE VIEW OF KITCHEN



## UTILITY ROOM

9'7 x 7'3

Laminated rolled edge work surface with space below for washing machine and tumble dryer. Radiator. Solid roof. Double glazed window overlooking garden. Part glazed door and internal window to Sun Lounge.





## LOUNGE

15'5 x 13'5

Feature York stone open fireplace with TV display plinth. Two feature diamond double glazed windows to side. Wood effect flooring. Radiator. Double glazed sliding patio doors to;



## SUN LOUNGE

14' x 7'4

Wood effect flooring. Solid roof. Double glazed window to side and rear overlooking garden. Double glazed French style doors to the outside rear.





## OUTSIDE - FRONT

Low maintenance front garden which is mainly block paved providing off street parking with red stain shingle borders. Garage. Gate giving side pedestrian access to rear.



## GARAGE

18' x 8'6

Up and over door. Power and light connected. Window and glazed access door from rear garden.

## OUTSIDE - REAR

Approximately 40' x 37' landscaped rear garden which is mainly laid to lawn with an array of mature shrub borders. Additional paved patio area to the rear of garden. Enclosed by panelled fencing. Double doors to rear of garage.



## ALTERNATE VIEW OF GARDEN







## JE 0425

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.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Non-Standard Property Features To Note: No

## 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.

## 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.

GROUND FLOOR
1146 sq.ft. (106.4 sq.m.) approx.




TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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