



Flowers Way Jaywick Village, CO15 2EP

Situated just 150 metres from Jaywicks popular beach and sea front is this ONE BEDROOM DETACHED BUNGALOW which benefits TWO ATTIC ROOMS & EN-SUITE W.C. This single brick constructed bungalow is offered with NO ONWARD CHAIN and is located in Jaywick village with local shopping amenities at Tudor Parade within half a mile along with Clacton's town centre and mainline railway station situated just two miles away. Presented with modern Kitchen/Breakfast Room, Modern Ground Floor Shower Room, Separate Dining Room; the property offers versatile accommodation and an early viewing is advised.

- One Ground Floor Bedroom
- Two First Floor Attic Rooms
- Ground Floor Modern Shower Room
- 15'8 max Kitchen/Breakfast Room
- 10'5 x 6'8 Dining Room
- First Floor En-Suite W.C.
- Gas Central Heating (n/t)
- Westerly Facing Courtyard Garden
- Off Road Parking & Side Storage Shed
- EPC Rating TBC & Council Tax A



Price £150,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

ENTRANCE PORCH

7'6 x 2'9

Radiator. Wood effect flooring. Poly carbonate roof. Double glazed door to rear. Further double glazed entrance door to:

ENTRANCE HALLWAY

11'10 max x 5'2

Radiator. Double glazed window to side. Built in storage cupboard. Multi panel glazed solid wooden doors to lounge. Door to bathroom. Sliding doors to Kitchen/Breakfast Room and Bedroom.



LOUNGE

15'5 max x 12'3 max narrowing to 7'0

Wood effect flooring. Tall designer radiator. Double glazed window to front with fitted shutter blinds. Additional radiator.



BEDROOM ONE

5'8 x 7'3

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

SHOWER ROOM

8'6 x 5'4

Fitted with modern three piece white shower suite comprises: Walk in shower cubical with glazed shower screen and black rainfall shower head with additional shower attachment. Curved vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Fitted cabinets. Wood effect flooring. White granite effect wall panels. Radiator. Double glazed window to rear.



KITCHEN/BREAKFAST ROOM

15'8 max x 9'8 max

Fitted with a range of white gloss laminate fronted units comprising: Square edge white granite effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset circular bowl and drainer unit with mixer tap. Space and plumbing for slim line dishwasher. Space for American style fridge/freezer. Small breakfast bar. Radiator. Wood effect flooring. High level electric oven. White granite effect splash backs. Inset four ring ceramic electric hob with glass splash back and designer white glass extractor hood above. (all appliances not tested). Double glazed French doors to Rear Garden. Open access to dining room.



DINING ROOM

10'5 x 6'8

Radiator. Wood effect flooring. Double glazed French styled doors to front. Double glazed French style doors to garden.



FIRST FLOOR

ATTIC ROOM ONE

12'10 max x 6'9 plus recess

Built in storage cupboards. Part sloping ceiling. Radiator. Door to En-suite W.C. Door to Attic room two.



EN-SUITE W.C.

Fitted with a white suite comprising: Low level W.C. Vanity wash hand basin with mixer tap and storage cupboards below. Wall mounted gas combination boiler serving hot water and central heating systems (not tested). Part sloping ceiling. Velux window. Double glazed window to rear.



ATTIC ROOM TWO

10'6 x 6'9 plus recesses

Built in sliding wardrobe. Built in storage cupboards. Part sloping ceiling. UPVC door frame and additional wooden door opening on to Flat Roof/Former Sun Terrace.



FLAT ROOF/FORMER SUN TERRACE

Part enclosed by a glass balcony (in need of some attention - Please note we have not undertaken surveys to obtain the suitability of this flat roof as useable Terrace space).



OUTSIDE FRONT

Double gates leading to hard standing area providing off street parking leading to side storage shed. Remainder of front garden is laid to artificial lawn with raised flower and shrub boarders. Part enclosed by a small brick wall.



SIDE STORAGE SHED

9'8 x 7'4

Power and light connected.

OUTSIDE REAR

Courtyard style west facing rear garden. Mainly artificial turf. Array of shrubs. Storage shed. Side pedestrian access.



JAYWICK SEA FRONT

Jaywick Beach & Sea front is positioned within just 150 metres.



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): 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

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 08/26

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

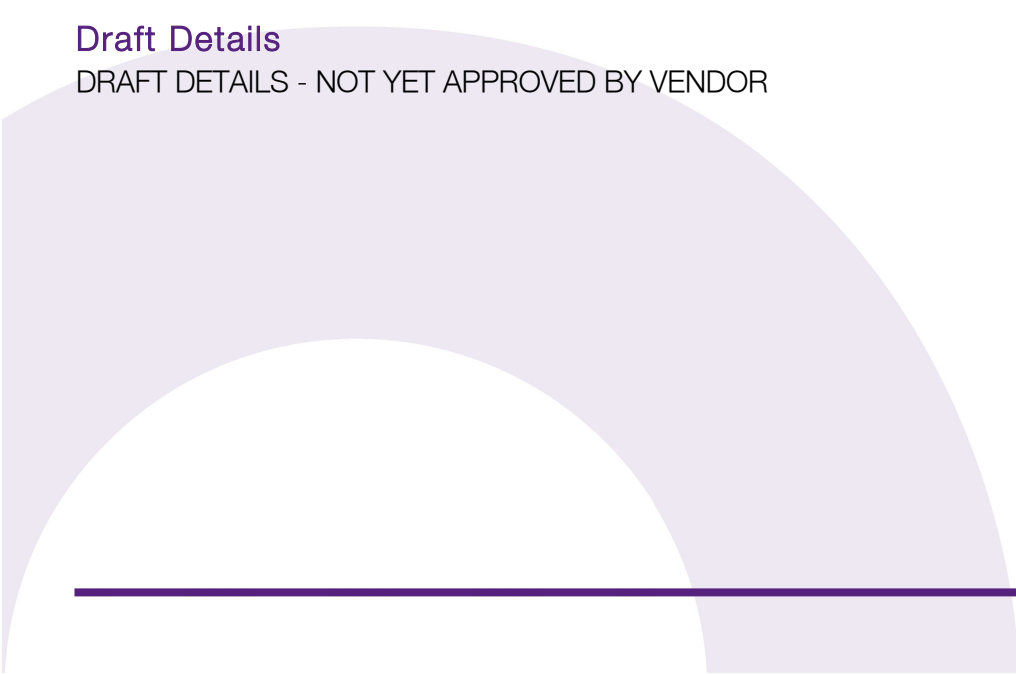
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

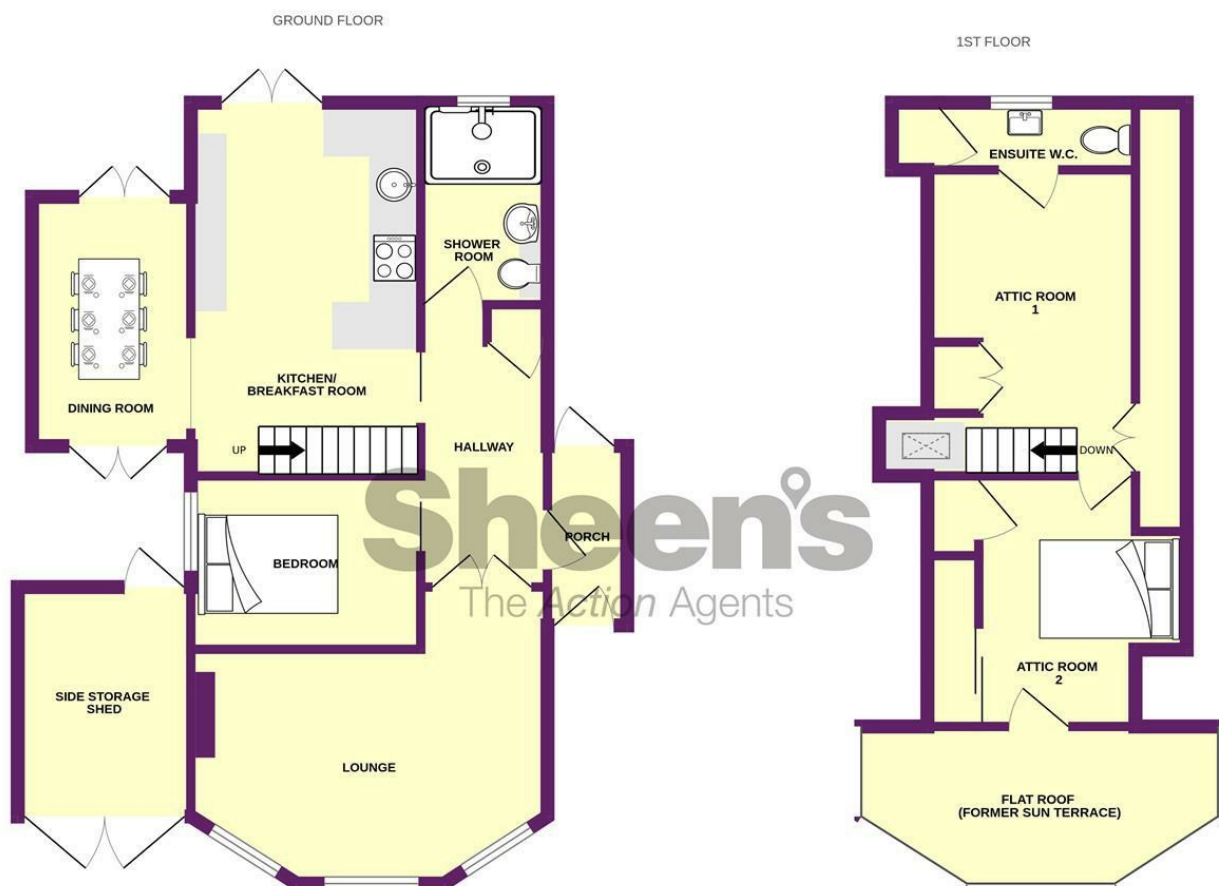
Agents Note (Restrictive Covenants on Title)

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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