



## Sea Way Jaywick Village, CO15 2HX

Located in 'Jaywick Village' Sheens Estate Agents are pleased to offer this TWO BEDROOM Timber Framed DETACHED BUNGALOW. This property benefits from being NO ONWARD CHAIN. The property is located within 150 metres of Jaywick Sea Front with Clacton's town centre and mainline railway station around three miles away. An early inspection is advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 23'11 x 9'7 Lounge
- 17'7 x 6'11 Kitchen
- Electric Heating (n/t)
- Bath & Shower Room
- Garage & Summer House
- Off Street Parking
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC



**Price £155,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### ENTRANCE HALL

11'6 x 3'11

Entrance door leading to;

### LOUNGE

23'11 x 9'7

Storage heater. Double glazed window to side. Loft access. Open access to Kitchen;



## KITCHEN

17'7 x 6'11

Fitted with a selection of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Double glazed window to rear. Door leading to outside rear.



## BEDROOM ONE

12'10 x 11'3

Built in wardrobes. Double glazed window to front.



## BEDROOM TWO

9'9 x 7'7

Double glazed window to front.





## BATHROOM

Low level W/C. Pedestal hand wash basin. Shower cubical with electric wall mounted shower attachment (not tested). Built in storage cupboards. Window to side.



## CONSERVATORY

14'3 x 9'9

Double glazed window to side and rear. Stainless steel sink unit. Wall mounted electric heater (not tested). Doors leading to outside rear.



## OUTSIDE FRONT

Hard paved area providing off street parking. Areas laid to lawn.





## OUTSIDE REAR

Outside workshop. Mainly laid to lawn. Patio paved areas. Garden pond. Enclosed by panelled fencing.





## EH 01/26

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).

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - A ; Payable 2025/2026 £1424.94 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewage): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Timber Framed Property - Generally would need to be a cash purchase.

## 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.

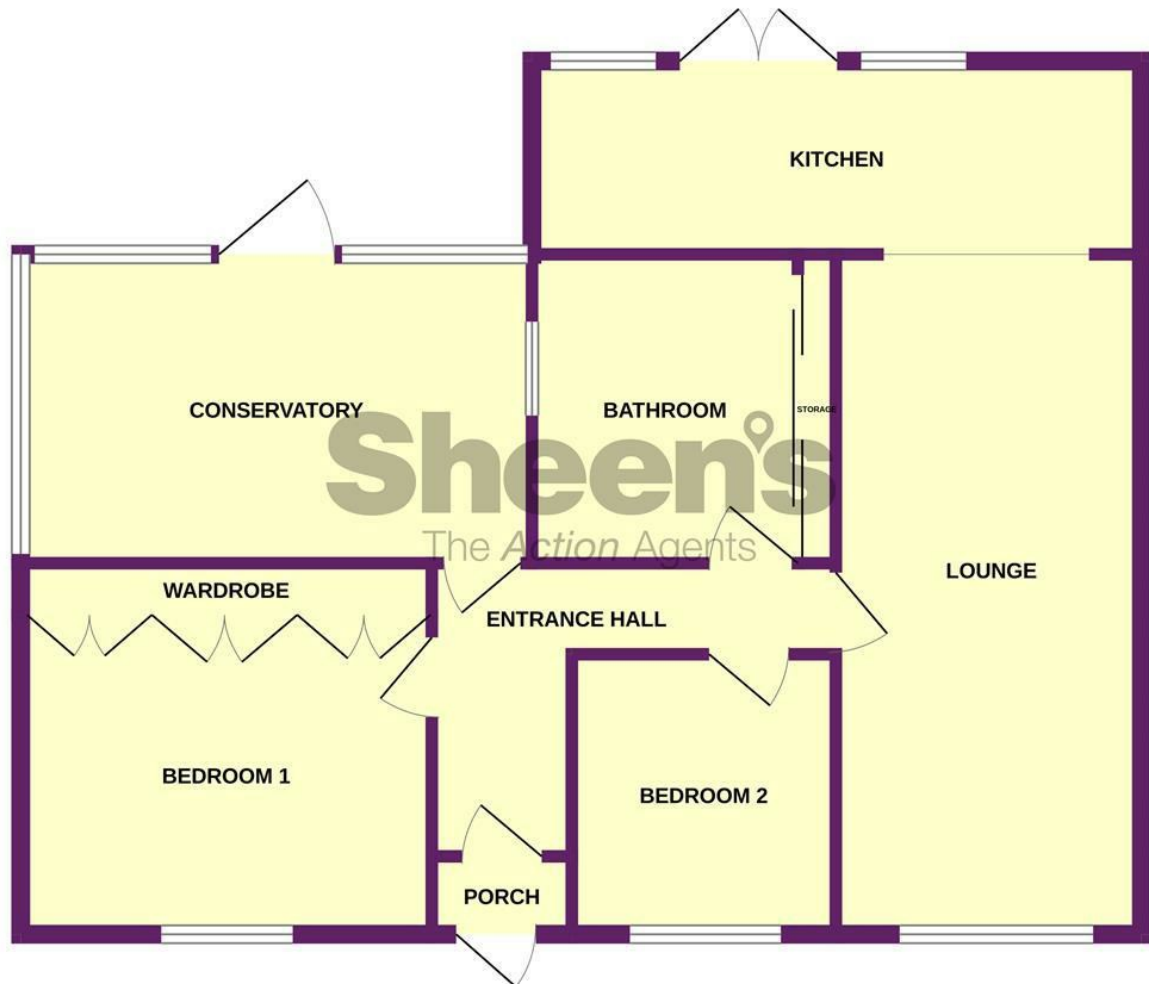
## Draft Details

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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**Sheen's**  
The Action Agents