



## Point Clear Road St. Osyth, CO16 8JL

Located on a substantial plot measuring approximately 300', Sheens are pleased to offer for sale this FOUR BEDROOM DETACHED CHALET. In the valuers opinion the property offers excellent size of accommodation with it's 28' max Lounge diner, 17'4 max Kitchen and approximately 190' rear garden. The property is being offered with NO ONWARD CHAIN and a viewing is highly recommended to appreciate the accommodation and garden on offer.

- Four Bedrooms
- 28' Max Lounge Diner
- 17'4 Max Kitchen
- Ground Floor Shower Room
- Majority Double Glazed
- Oil Central Heated (N/T)
- 190' Rear Garden
- No Onward Chain
- Council Tax Band E
- EPC Rating TBC



**Price £350,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed sliding doors to:

### ENTRANCE PORCH

Further glazed door leading to:

### HALLWAY

Stair flight to first floor. Under stairs storage cupboard. Airing Cupboard. Radiator. Doors to:

### BEDROOM ONE

16' x 12'

Double glazed window to front and side. Radiator.



### BEDROOM TWO

12'9 x 11'1

Double glazed window to front. Radiator.



### SHOWER ROOM

White suite comprising of low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Tiled walls. Radiator. Double glazed window to side.



## LOUNGE DINER

28'5 max x 22'3 max

L shaped. Three radiators. Two double glazed windows to rear. Two glass block windows to side. Fireplace. Double glazed sliding doors to study.



## STUDY

6'8 x 6'

Double glazed window to side. Double glazed door leading to garden. Storage heater (not tested).



## KITCHEN

17'4 max x 16'5 max

Comprises laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring electric hob with oven under and extractor hood over (all appliances not tested). Plumbing and space for washing machine and under counter fridge or freezer. Selection of matching units at both eye and floor level. Two radiators. Windows to both side and rear aspects. Sliding doors leading to lounge. Further door leading to lobby.



## LOBBY

11'1 x 10'

Double glazed window to side. Double glazed door leading to garden. Double glazed door leading to garage. Door to:

## GROUND FLOOR CLOAKROOM

Comprises of a low level W.C. Vanity hand wash basin with drawers under. Storage cupboard housing floor standing oil boiler (not tested).



### FIRST FLOOR LANDING

Sky light window. Eaves storage. Doors to:

### BEDROOM THREE

23'10 x 10'

Double glazed window to rear. Two sky light windows. Eaves storage to either side.



### BEDROOM FOUR

13'5 x 10'

Double glazed window to front. Eaves storage to either side.





## OUTSIDE REAR

Measuring Approximately 190' rear garden commencing with a paved patio area. Steps and ramp leading to lawn area. Workshop with power and light connected. Enclosed by panelled fencing. Selection of mature trees and shrubs. Field views to rear. Side pedestrian access via double gates to one side and one single gate to the other.



## OUTSIDE FRONT

Block paved in and out driveway providing off street parking for numerous vehicles. Remainder being laid to lawn. Double gates giving access to side and singular gate giving access to the other side.

## GARAGE

23' max 10'

Electric roller door. Power and light connected. Butler sink.  
Double glazed window to side.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2697.51 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (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:

## LE 10/25

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.

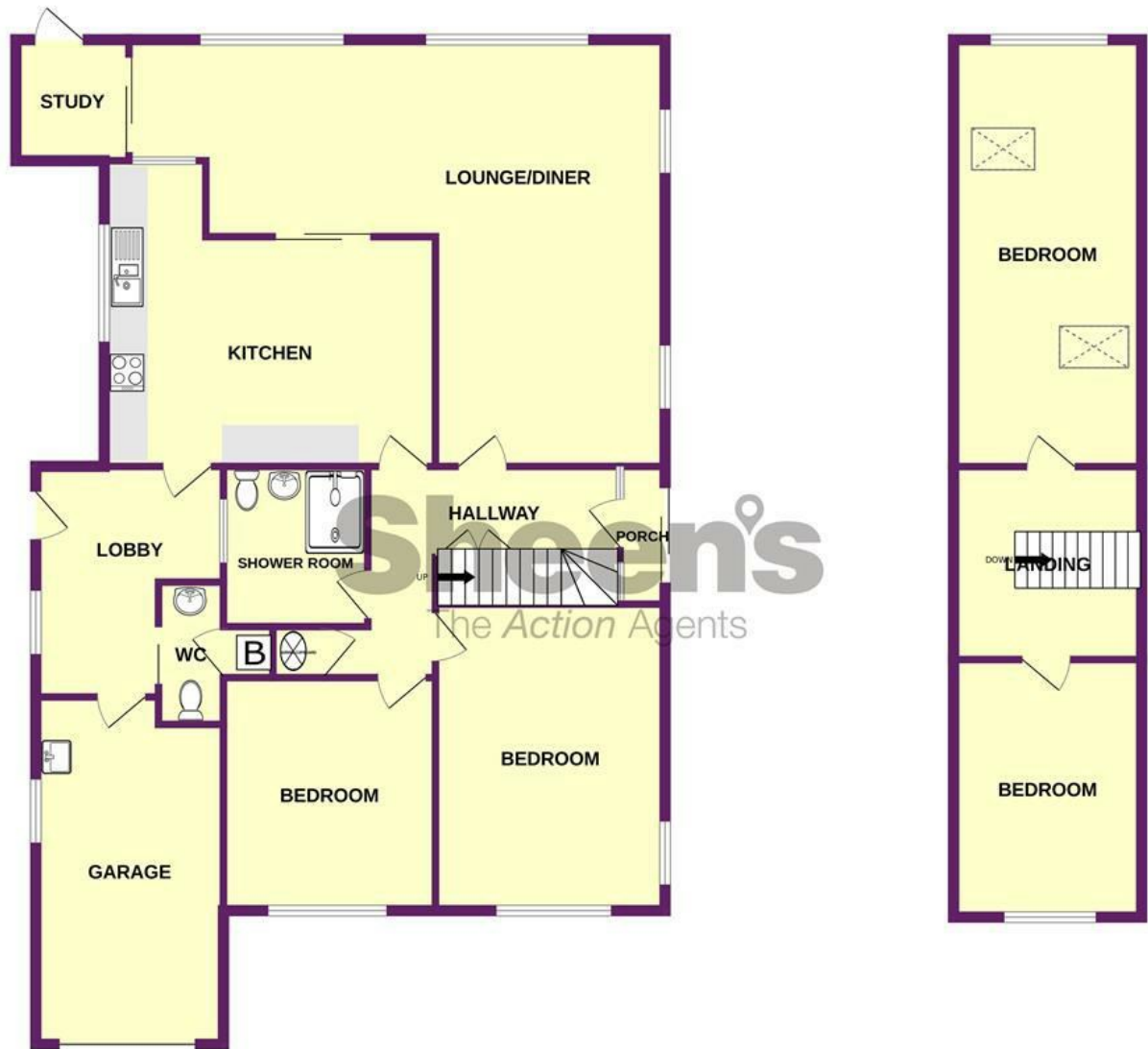
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.

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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