

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Colne Way Point Clear Bay, CO16 8LL

Located in the coastal village of Point Clear. Sheen's are pleased to offer for sale this TWO BEDROOM DETACHED HOLIDAY HOME. The property in the valuers opinion is in excellent decorative order, and is available with NO ONWARD CHAIN. The property is conveniently located within 6 miles of Clacton-on-Sea's town centre, mainline railways station, and with Point Clear beaches located approximately 200 metres away.

- Two Bedrooms
- 15'1 Lounge
- 12'1 Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Electric Heating (n/t)
- Front and rear Gardens
- Holiday Homes Status
- No Onward Chain
- Council Tax Band A. EPC Rating F



**Offers In Excess Of £110,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### LOUNGE

15'1 x 10'1

Double glazed window to front and side. Open access to;



### KITCHEN

12'1 x 7'5

Comprises; Laminated rolled edge work surfaces with inset single drainer sink unit. Inset four ring electric hob with oven under (appliances not tested). Selection of matching white high gloss units at eye and floor level. Tiled splash backs. Electric storage heater (n/t). Double glazed window to side. Double glazed doors leading to garden. Door to;



## BATHROOM

Modern white suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment, Fully tiled walls. Double glazed window to side.



## BEDROOM ONE

11'8 x 6'4

Double glazed sliding patio doors to side.



## BEDROOM TWO

9'4 x 6'4

Double glazed window to rear.



## OUTSIDE- REAR

Hard standing patio area with remainder being laid to shingle. Enclosed by panelled fencing.



## OUTSIDE - FRONT

Shingled front drive garden providing off street parking. Side pedestrian access to front via side gate.



## BA 0325

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 Band: A

Any Additional Property Charges: No

Services Connected: (Gas): No (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: Holiday Home Status so would need to likely 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.



## 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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