



The Spinney, Sacketts Grove Clacton-On-Sea, CO16 7JB

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED PARK HOME situated on this FULLY RESIDENTIAL DEVELOPMENT for the over 45's and being offered with NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 19'4 x 11'10 Lounge
- 10'5 x 9'5 Kitchen
- Shower Room
- Gas Central Heated (n/t)
- Communal Parking
- Fully Residential
- Over 45's
- No Onward Chain
- Council Tax Band A



Price £125,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to the entrance hall.

ENTRANCE HALL

Radiator. Door to:

DINING ROOM

9'9 x 7'2

Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to rear. UPVC Double glazed door leading to the rear. Open access to:



LOUNGE

19'4 x 11'10

Vaulted ceiling. Two radiators. Double glazed windows to the front and side.



KITCHEN

9'5 x 10'5

Fitted kitchen suite comprising laminated square edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven and extractor hood above (not tested). Space and plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Radiator. Double glazed window to front.



BEDROOM ONE

10'3 x 9'5

Built in wardrobes. Radiator. Double glazed window to side.



BEDROOM TWO

10'7 x 9'6

Radiator. Double glazed windows to the sides and rear.



SHOWER ROOM

Three piece White suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE

Communal parking. Majority patio paved with the remainder being stoned shingle. One metal storage shed. Side pedestrian access leading to the rear.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £161.55 Ground rent review period: January Every Year

Age Restriction: 45+ Pets: Cats Only

Council Tax: Tendring District Council;
Council Tax Band: A
Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage

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

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

Non-Standard Property Features To Note: Park Home

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

BA 04/26

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

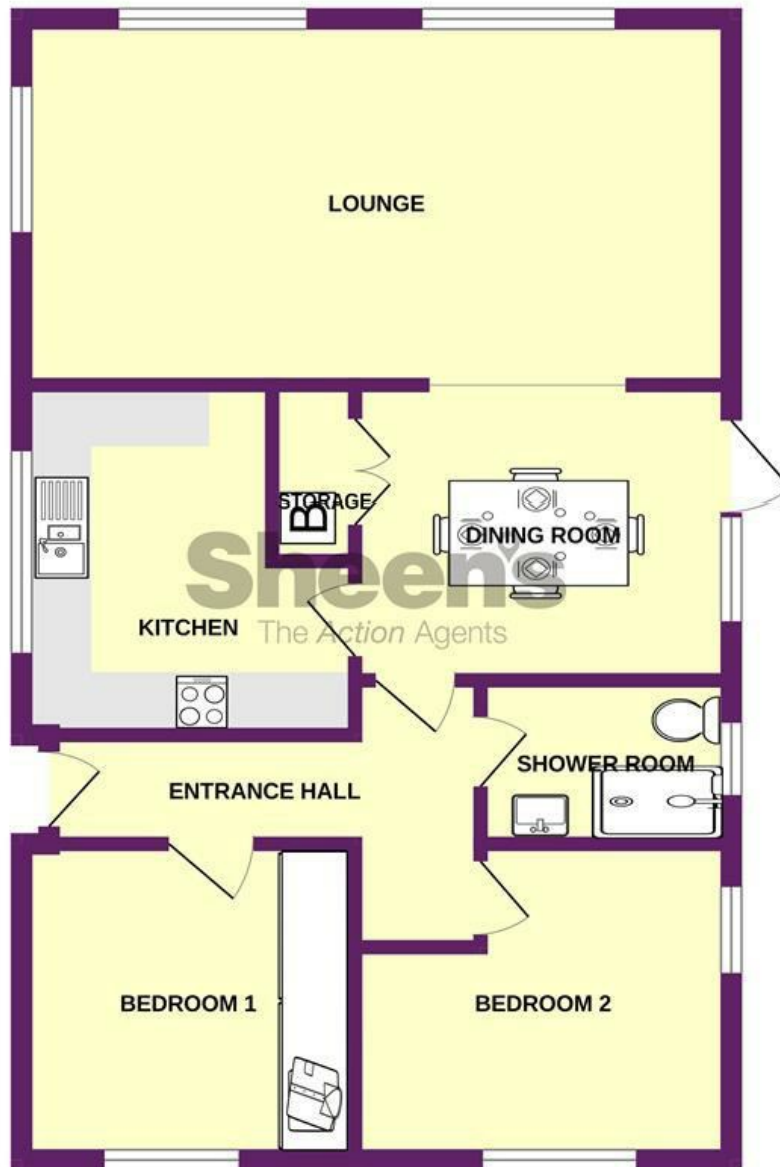
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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