110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Millers Green
Weeley Heath, CO16 9FT

Built by 'Rose Builders' in 2019, this impressive TWO DOUBLE BEDROOM DETACHED HOUSE is located at 'Millers Green' in the sought after Essex Village of Weeley. An ideal location to enjoy both town and country the property is situated just 0.75 of a mile from Weeley mainline railway station with easy access onto the A133, A120 and A12 respectively. Both seaside towns of Clacton-on-Sea and Frinton-on-Sea are positioned within 5.5 miles with the historic town of Colchester around 10 miles away. The property is immaculately presented and an early inspection is highly advised to appreciate the accommodation and rural views to the front.

- Two Double Bedrooms
- Open Plan Lounge/Diner/Kitchen
- Modern Fitted Kitchen
- Ground Floor W.C.
- Modern Three Piece Bathroom
- Gas Central Underfloor Heating (n/t)
- Off Street Parking to Rear & Side
- 32' South Westerly Facing Garden
- Rural Views To Front Across Road
- EPC Rating B & Council Tax D







Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Wood effect flooring. Under floor heating. Doors to:



GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises concealed cistern low level W.C. Wash hand basin. Tiled flooring. Under floor heating. (extractor fan (not tested). Double glazed window to front.



OPEN PLAN LOUNGE/DINER/KITCHEN

26'1 x 15'6 nar 7'3



KITCHEN/DINING AREA

Fitted with a range of modern matte grey fronted units. Comprises square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Tall larder cupboards. Inset one and a half bowl single drainer ceramic sink unit with mixer tap. Inset four ring hob with under counter double electric oven and stainless steel extractor hood above. Integrated tall fridge/freezer. Integrated dishwasher. Integrated washing machine (all appliances not tested). Concealed wall mounted gas boiler (not tested). Tiled flooring to Kitchen/Dining Area which opens onto Lounge Area.





LOUNGE AREA

Built In under stairs storage cupboard. Under floor heating. Feature side double glazed bay window area currently being used as a study recess with partial rural views across road. Double glazed double doors with double glazed side panels opening onto rear garden.



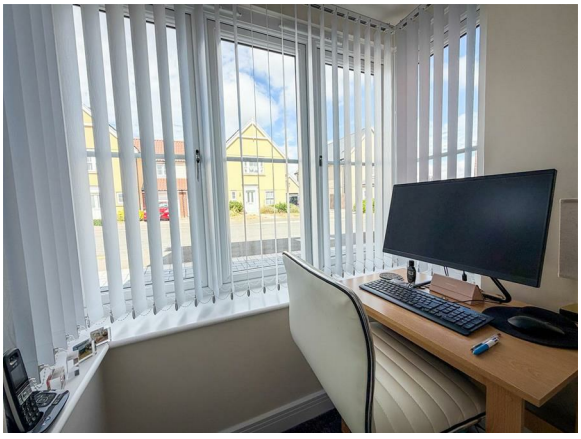


ALTERNATE VIEW OF OPEN PLAN LIVING





SIDE BAY WINDOW/STUDY RECESS



FIRST FLOOR LANDING

Built in cupboard. Loft access. Doors to:



BEDROOM ONE

15'6 x 8'6

Radiator. Fitted wardrobes. Double glazed window to front with rural views across road





RURAL VIEWS FROM BEDROOM ONE TO FRONT



BEDROOM TWO

15'6 x 9'7

Built in mirror fronted sliding wardrobes. Two radiators. Double glazed windows to side and rear.







BATHROOM



8'8 max x 7'1 max

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap. Shower over bath with folding glazed shower screen. Vanity wash hand basin with storage drawers below. Concealed cistern low level W.C. Chromee effect heated towel rail. Tiled flooring. Extractor fan (not tested). Double glazed window to side.

OUTSIDE - FRONT



Block paved front and side garden space providing additional parking space. Further block paved area providing allocated parking for numerous vehicles to the rear of the property with wooden gate giving access to rear garden.

OFF STREET PARKING



OUTSIDE - REAR

Approx 32' south westerly facing rear garden. Mainly laid to lawn. Paved patio area. Part enclosed by brick wall and panel fencing. Timber storage shed.





ALTERNATE VIEW OF GARDEN





RURAL ASPECT TO FRONT ACROSS ROAD



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2250.80 Per Annum

Any Additional Property Charges: Yes - Approx £264 per annum for Millers Green Development Maintenance.

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Yes (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 0826

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.

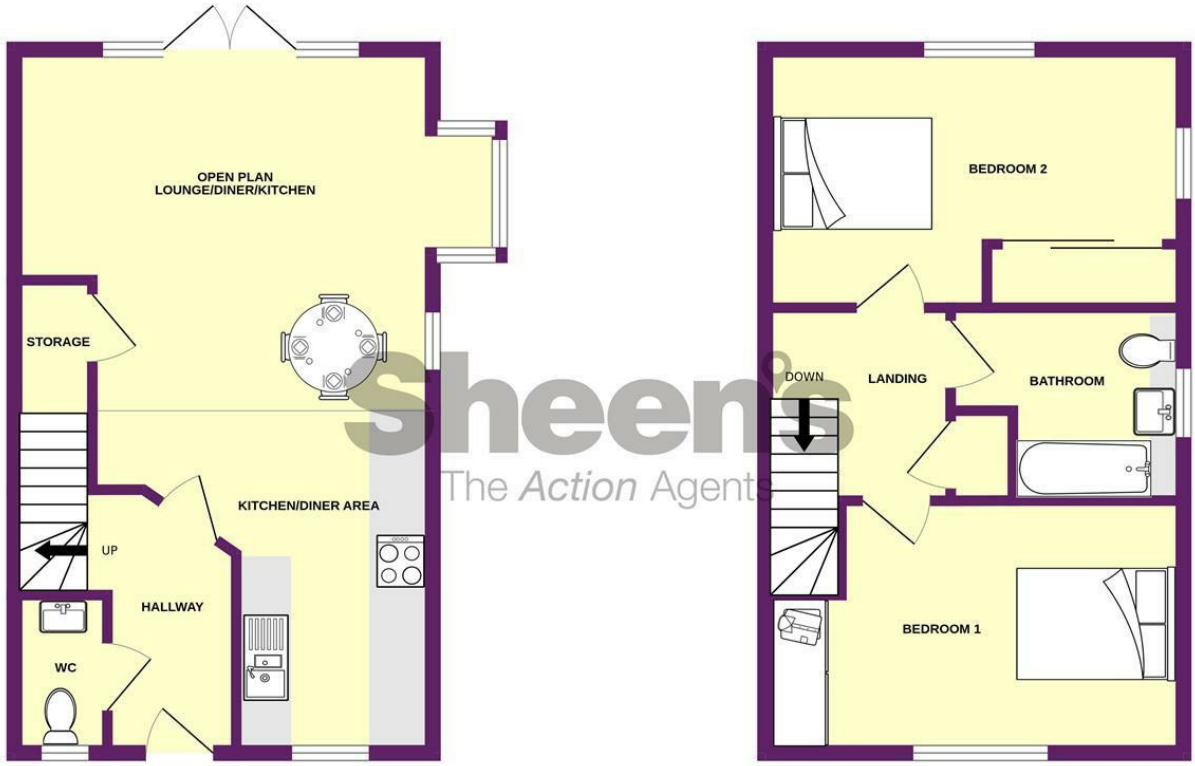
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

GROUND FLOOR

1ST FLOOR



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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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