



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

Sheens Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL PARK HOME. Situated on the popular Sacketts Grove Residential Park for over 45's. The park home benefits with having two bedrooms and NO ONWARD CHAIN. The property is conveniently located within one and a half miles of Clacton-on-Sea's town centre, sea front and mainline railway station. An early viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'1 x 11'1 Lounge
- 10'11 x 5'6 Kitchen
- 7'11 x 6'7 Dining Area
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heated (n/t)
- Fully Residential
- Over 45s
- Council Tax Band A



Price £100,000 Non-traditional

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Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE

14'1 x 11'1

Radiator. Double glazed window to front.



DINING ROOM

7'1 x 6'7

Space for tumble dryer. Radiator. Double glazed window to front.



KITCHEN

10'11 narrowing to 6'8 x 9'2 narrowing to 5'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching wall mounted units with cupboards and drawers also at floor level. Space for cooker. Space for fridge freezer. Space for washing machine. Double glazed window to rear.



INNER HALL

Storage cupboard.



BATHROOM

6'6 narrowing to 5'3 x 5'6 narrowing to 3'2

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Paneled bath with wall mounted electric shower and shower-head attachment above (not tested). Double glazed window to side.



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BEDROOM ONE

9'5" narrowing to 7'8" x 9' narrowing to 5'3"

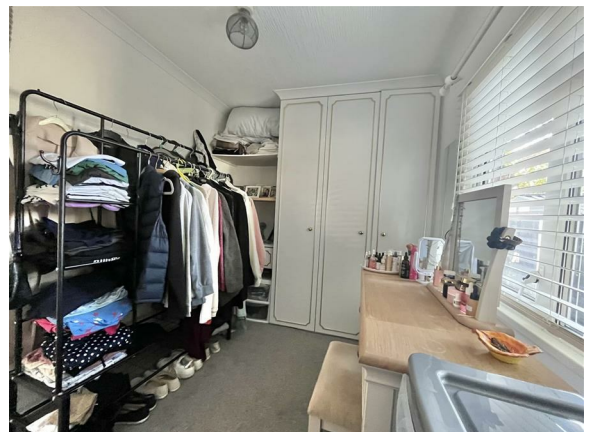
Built in wardrobes. Radiator. Double glazed window to rear



BEDROOM TWO

7'8" x 7'

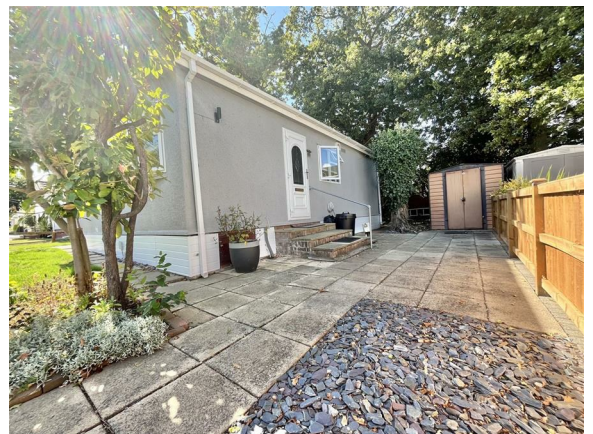
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OUTSIDE FRONT



OUTSIDE REAR



JB PARAGRAPH 05/09

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

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Material Information (Park Home)

Monthly ground rent/site fee amount (£): £153.07 Ground rent review period: Yearly each January
Age Restriction: Over 45'5 Pets: Cats Allowed Council Tax Band: A

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

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.

Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

Particular Disclaimer

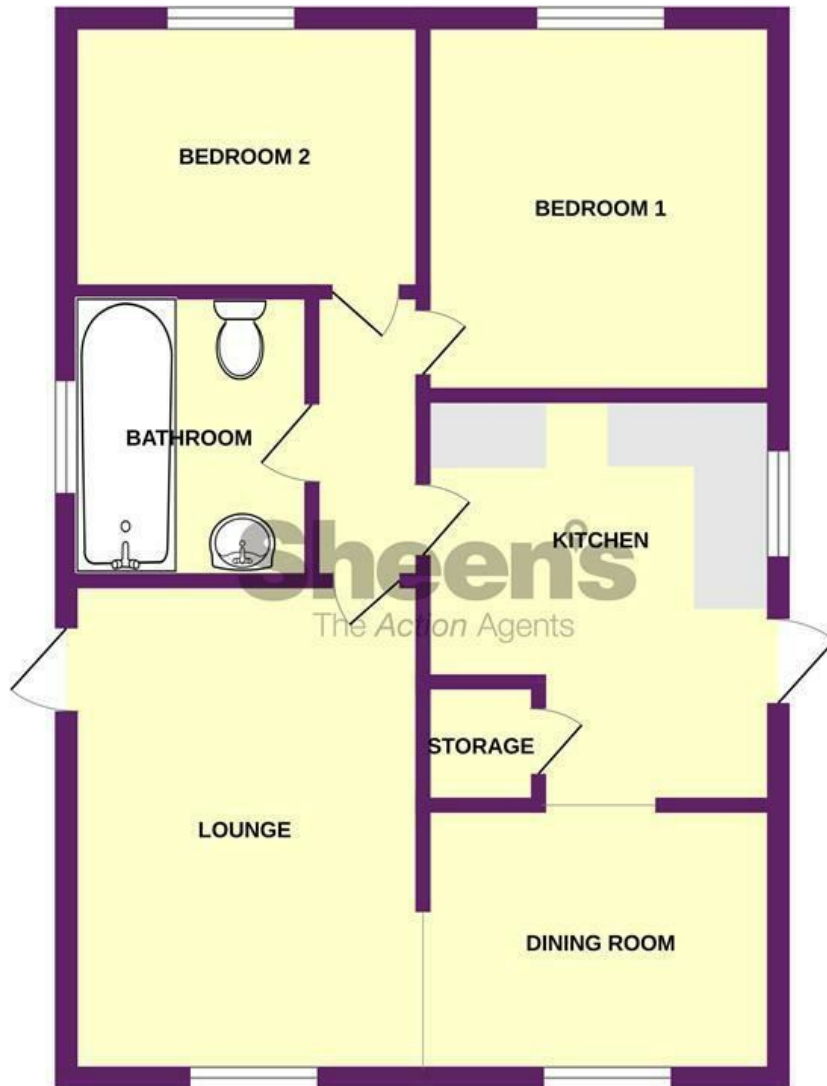
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

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

Sheen's
The Action Agents