



Merrymount Gardens East Clacton, CO15 6NP

Sheen's Estate Agents are pleased to offer this TWO DOUBLE BEDROOM DETACHED BUNGALOW. This property benefits from OFF STREET PARKING and A DETACHED GARAGE. The property is located within 200 metres of local amenities with Clacton-on-Sea's town centre, seafront and mainline railway station being just over 1 mile away. An internal inspection is highly recommended to appreciate the accommodation and gardens on offer.

- Two Double Bedrooms
- 15'11 x 12'0 Lounge
- 13'7 x 10'11 Kitchen/Diner
- Gas Central Heating (n/t)
- 15'10 x 8'10 Conservatory
- Fully Double Glazed
- Garage & Off Street Parking
- 80' max Width Garden
- EPC Rating TBC
- Council Tax Band C



Price £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed window to front. Further entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Built in double cupboard. Loft access. Doors to:

LOUNGE

15'11 x 12'

Radiator. Fireplace. Double glazed window to front.



KITCHEN/DINER

13'7 x 10'11

Fitted with a selection of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space for cooker. Space for fridge/freezer. Gas boiler (not tested). Double glazed window to side and rear.



BEDROOM ONE

13'5 x 10'10

Double glazed window to rear. Radiator.



BEDROOM TWO

11' x 9'11

Double glazed window to front. Radiator.



CONSERVATORY

15'10 x 8'10

Radiator. Double glazed window to side and rear. Doors leading to outside rear.



BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath. Storage cupboard. Double glazed window to side.



OUTSIDE FRONT

Hard paved area providing off street parking. Access to Garage. Partly laid to lawn. Enclosed by panelled fencing and brick wall.



OUTSIDE REAR

The property benefits from a spacious garden which opens up to an impressive 80 maximum width x approx 50' max depth. Hard paved patio area. Access to Garage. Mainly laid to lawn. Enclosed by panelled fencing. Side pedestrian access.



EH 09/26

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Particular Disclaimer

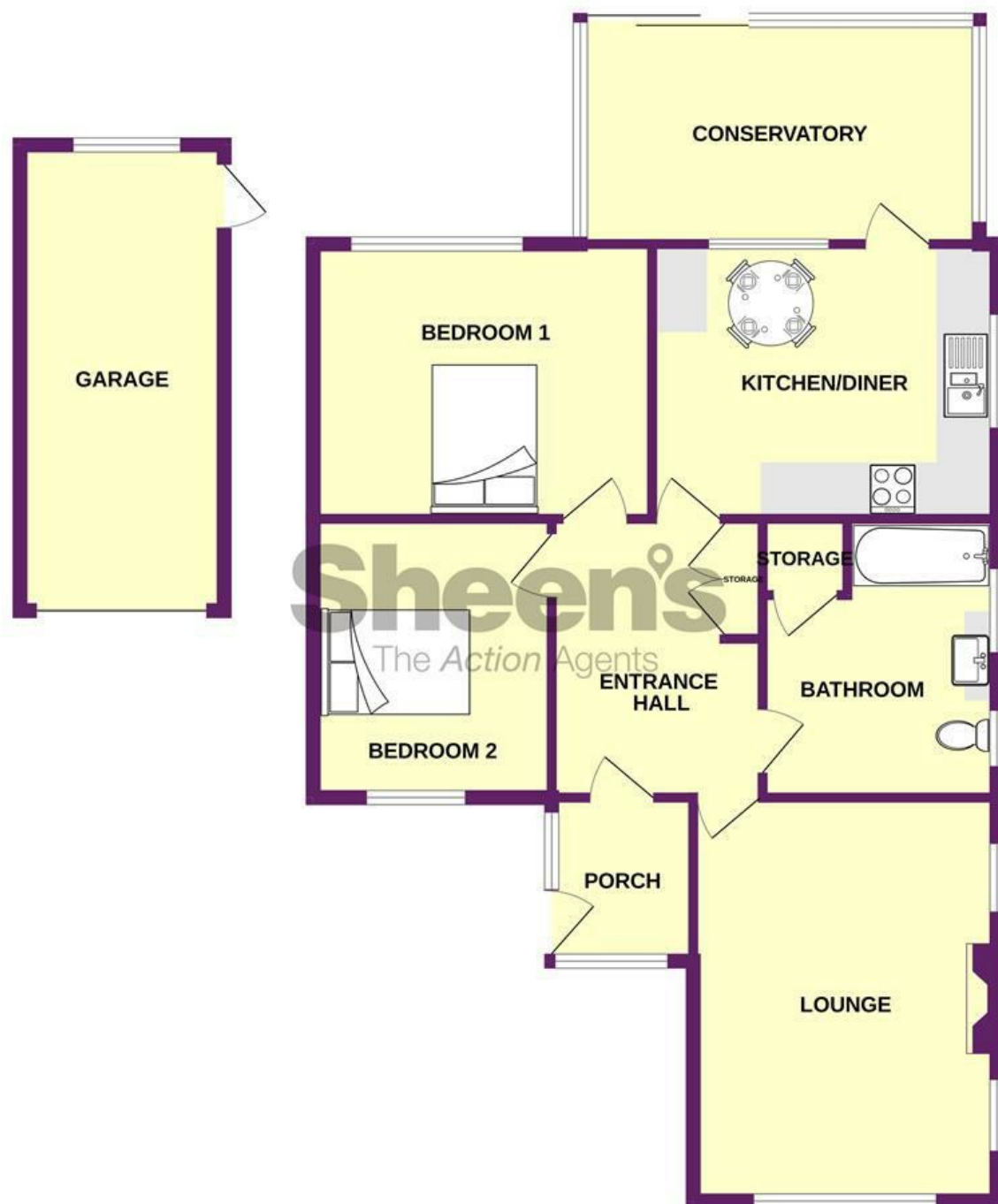
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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