



Colne Way Point Clear Bay, CO16 8LW

Sheens Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL TWO BEDROOM DETACHED BUNGALOW. Located in Point Clear Bay the property benefits from having NO ONWARD CHAIN. The property is situated approximately 0.1 miles from the seafront and being within 5.5 miles of Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 29'8 x 10'5 Kitchen Diner
- 15'3 x 12'3 Lounge
- Bath And Shower room
- Electric Heating
- Fully Double Glazed
- Views Over Green
- No Onward Chain
- Council Tax Band A
- EPC Rating TBC



Price £180,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

CONSERVATORY

9'7" narrowing to 7' x 9'1" narrowing to 4'

Radiator. Fully double glazed. Double glazed door to:



KITCHEN/ DINER

29'8 x 10'5

The kitchen area comprising tile effect work surfaces and splashbacks. A range of cream cupboards and drawers below. Built in fridge and freezer. Space and plumbing for washing machine. Space and plumbing for dishwasher. Inset gas oven and gas four ring cooker with extractor hood above. Inset one and a half stainless steel sink unit with mixer tap. Radiator. Fully double glazed bay window to front. The dining area : Radiator. Fully double glazed window to front.



LOUNGE

15'3 x 12'3

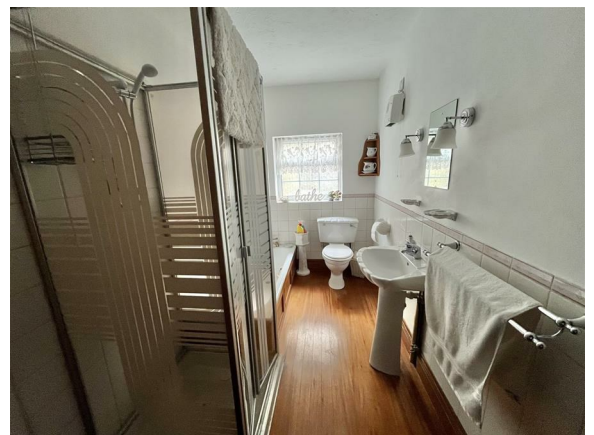
Brick fireplace with timber surrounding. Radiator. Double glazed bay window to rear.



BATHROOM

12'3" narrowing to 10' x 5'8"

White suite comprising Wall mounted electric shower (not tested).
Panelled bath. Low level W.C. Pedestal wash hand sink basin.
Cupboard housing water tank. Part tiled walls. Double glazed window to side.



BEDROOM ONE

13'10 x 8'10

Double glazed bay window to rear.



BEDROOM TWO

11'9 x 9'

Sliding double glazed door to Kitchen/diner.



OUTSIDE FRONT



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band ; A Payable 2025/2026 £1471.37 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JB 1025

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
927 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.

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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The Action Agents