110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Cornflower Road

Jaywick Village, CO15 2SA

*** Being Sold via Secure Sale online bidding. Terms & Conditions apply. STARTING BID - £75,000 *** In need of renovation works Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM TWO RECEPTION ROOM DETACHED BUNGALOW located in the Essex coastal area of Jaywick Village. Jaywick's Beach is within 200 metres away with Clacton-on-Sea's town centre and mainline railway station within two miles. An early viewing is highly advised to appreciate the potential on offer.

- Three Bedrooms
- 15'10 x 9'7 Lounge
- 10'1 x 8'1 Kitchen
- 9'8 x 6'10 Dining Room
- Immediate 'Exchange Of Contracts' Available
- Gas Central Heating (n/t)
- Off Street Parking
- Within 200m From Beachfront
- Council Tax Band A
- EPC Rating D

Price £75,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Stair flight to first floor. Radiator. Door to:

LOUNGE

15'10 x 9'7

Radiator. Double glazed window to side. Double glazed sliding door leading to:

CONSERVATORY

10'0 x 8'0

Double glazed windows to side and rear. UPVC double glazed door leading into the Garden.

KITCHEN

10'1 x 8'1

Fitted kitchen suite comprises: Laminated rolled edge work surfaces with inset single drainer sink unit with a stainless steel mixer tap. Space and plumbing for washing machine. Space for cooker. Space for fridge freezer. Selection of matching wall units with cupboards and drawers both eye and floor level. Open access to:

DINING ROOM

9'8 x 6'10

Radiator. Double glazed window to side. Door to:

BEDROOM ONE

17'4 x 10'2

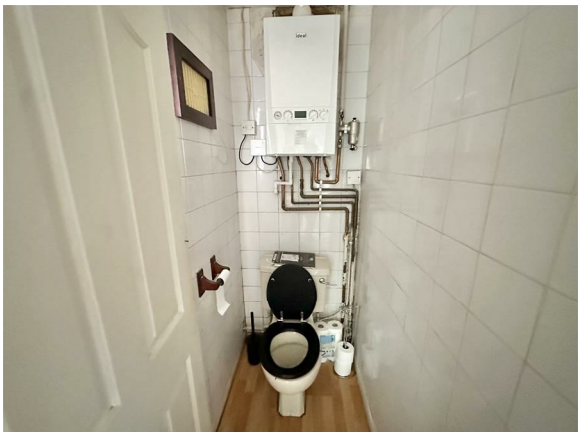
Radiator. Double glazed windows to front. Single glazed wooden French doors to front.

SHOWER ROOM

Two piece suite comprising: Vanity hand wash sink basin. Step in shower cubical with wall mounted electric shower and shower attachment above (not tested). Radiator. Double glazed window to rear.

SEPERATE W.C.

Comprising a low level W.C. Wall mounted gas combination boiler (not tested). Single glazed window to side.



BEDROOM TWO

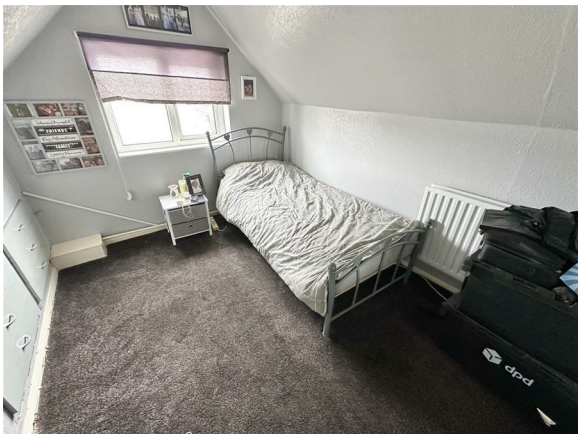
20'6 x 8'4

Radiator. Double glazed window to front.

BEDROOM THREE

10'9 x 8'4

Radiator. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area which provides off street parking. Side pedestrian access via both sides to the Outside Rear.

OUTSIDE REAR

Mainly patio paved. Enclosed by panel fencing. Side pedestrian access via both sides to front.

AUCTIONEEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

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.

BA 07/26

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

1ST FLOOR

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The Action Agents

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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