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

Sheen's
The *Action* Agents



Meadow Way
Jaywick, CO15 2SQ

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM DETACHED BUNGALOW. The bungalow benefits from being offered with NO ONWARD CHAIN and having off street parking. The bungalow is of single brick construction and is situated a mere 600 metres from Jaywick's beaches and seafront. The bungalow is positioned 1.85 miles from Clacton-on-Sea's town centre and mainline railway station. An internal inspection is advised.

- 13'2 x 9'10 Bedroom
- 14'10 x 13'10 max Lounge / Diner
- 11'10 x 7'2 Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Off Street Parking
- Viewing Advised
- No Onward Chain
- Council Tax Band A
- EPC Rating D







Offers In Excess Of £85,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

PORCH

Double glazed windows to front and side. Door to:

LOUNGE / DINER

14'10 max x 13'10

Radiator. Double glazed windows to front and side. Door to:







KITCHEN

11'10 x 7'2

Fitted kitchen suite comprising: White laminate rolled edge work surfaces with white wall mounted cabinets and white cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset hob. Inset oven. Gas combination boiler. (all appliances not tested). Space and plumbing for washing machine. Space for fridge. Tiled splash backs. Loft access. Double glazed windows to side and rear. Radiator. Door to:







HALLWAY

Double glazed door to garden. Door to:

SHOWER ROOM

7'5 x 6'3

Three piece suite comprising: Low level W.C. Wash hand sink basin with cupboards below. Corner step in shower cubical with shower attachment above (not tested). Majority tiled walls. Radiator. Double glazed window to rear.



BEDROOM

13'2 narrowing to 9'10 x 7'3

Radiator. Double glazed window to side. Walk in wardrobe.





OUTSIDE REAR

Fully paved patio area. Built up wooden storage shed. Enclosed by part brick and part wooden panel fencing. Side access leading to outside front.







OUTSIDE FRONT

Fully paved patio area providing off street parking for multiple vehicles. Enclosed by part brick and part wood panel fencing.





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: Single brick Construction

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.

JB 08/26

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
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 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 Property Ombudsman SALES
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