



Westcott Close Clacton-On-Sea, CO16 8YQ

Situated in a cul-de-sac position on the popular 'Cann Hall' development in the Essex coastal town of Clacton-on-Sea is this immaculately presented TWO BEDROOM SEMI-DETACHED BUNGALOW. The bungalow is located within three quarters of a mile of local shopping amenities at Bockings Elm & the centre of Great Clacton, with Clacton's town centre, sea front and mainline railway station approximately one and a half miles away. An early internal inspection is strongly advised to appreciate the accommodation and décor on offer.

- Two Bedrooms
- 15'4 x 10'8 Lounge
- 9' x 7'3 Fitted Kitchen
- 11'6 D/Glazed Conservatory
- Modern White Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Street Parking
- Approx. 24' Westerly Facing Garden
- EPC Rating C & Council Tax C

Price £235,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE HALLWAY

Storage cupboard. Airing cupboard. Loft access. Radiator. Doors to:

LOUNGE

15'4 x 10'8

Radiator. Double glazed window to front.



KITCHEN

9' x 7'3

Fitted with a range of wood effect laminate fronted units. Comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with extractor hood above. Built in under counter double electric oven (all appliances not tested). Space and plumbing for washing machine and tall fridge/freezer. Wall mounted gas boiler (not tested). Tiled splash backs. Wood effect flooring. Double glazed window to front.



BEDROOM ONE

12' x 10'8

Fitted with a range of wood effect bedroom furniture comprising wardrobes, dresser unit, bedside tables and cupboards over bed space. Radiator. Double glazed window to rear.



BEDROOM TWO

10'7 x 9'6

Radiator. Double glazed windows to rear and side. Double glazed door leading to Conservatory.



CONSERVATORY

11'6 x 9'6

Part brick built. Poly-carbonate roof. Double glazed windows to sides and rear. Radiator. Double glazed door leading to rear garden.



BATHROOM

Fitted with a three piece white suite. Comprises low level W.C. Vanity wash hand basin with cupboards under. Panel bath with mixer taps and shower attachment along with wall mounted electric shower (not tested). Part tiled walls. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to side.



OUTSIDE - FRONT

Low maintenance front garden laid to paving. Driveway providing off street parking leading to detached garage with up and over door (17' x 8'2" - power and light connected) and courtesy door leading to garden. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 24' low maintenance westerly facing rear garden. Hard standing patio area. Remainder laid to shingle. Flower and shrub borders. Enclosed by panel fencing. Storage shed.



ALTERNATE VIEW OF GARDEN



JE 0825

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.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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





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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