



## Spindle Drive Little Clacton, CO16 9GX

Sheen's Estate Agents are pleased to offer this TWO BEDROOM SEMI-DETACHED HOUSE located in Little Clacton. This property was built in 2022 and is being offered with EN-SUITE SHOWER ROOM and DOWNSTAIRS W/C. Clacton's regenerated beach and sea front are located around three miles away with Clacton's town centre and mainline railway station around two and a half miles. An early internal inspection is strongly recommended to appreciate the accommodation on offer and the 'Move In ready' presentation on offer.

- Two Bedrooms
- 15'1 x 9'2 Lounge
- 12'8 x 8'2 Kitchen
- Gas Central Heating (n/t)
- Downstairs W/C
- En-suite
- Fully Double Glazed
- Off Street Parking
- Council Tax Band C
- EPC Rating B



**Price £230,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

15'1 x 9'2

Storage cupboard. Radiator. Double glazed window to front.  
Doors to Kitchen.





### KITCHEN

12'8 x 8'2

Fitted with a range of wall mounted matching units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Integrated dishwasher. Integrated washer/dryer. Integrated fridge/freezer. Space for gas cooker. Extractor fan. Cupboard housing gas combination boiler (not tested). Double glazed window to rear. Patio doors leading to outside rear.



### DOWNSTAIRS W/C

Low level W/C. Pedestal hand wash basin. Radiator. Double glazed window to front.



### BEDROOM ONE

10' x 8'1

Radiator. Double glazed window to rear. Doors to en-suite.



### EN-SUITE

Low level W/C. Pedestal hand wash basin. Shower cubical with wall mounted shower attachment (not tested).



## BEDROOM TWO

12'8 x 8'7

Storage cupboard. Radiator. Double glazed window to front.



## BATHROOM

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



## OUTSIDE FRONT

Partly laid to lawn with path. Hard paved area providing off street parking. Side gate leading to outside rear.





## OUTSIDE REAR

Hard paved patio area. Mainly laid to lawn. Enclosed by panelled fencing.



### 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: £199pa Service Charge.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(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: No

### EH 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](http://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.

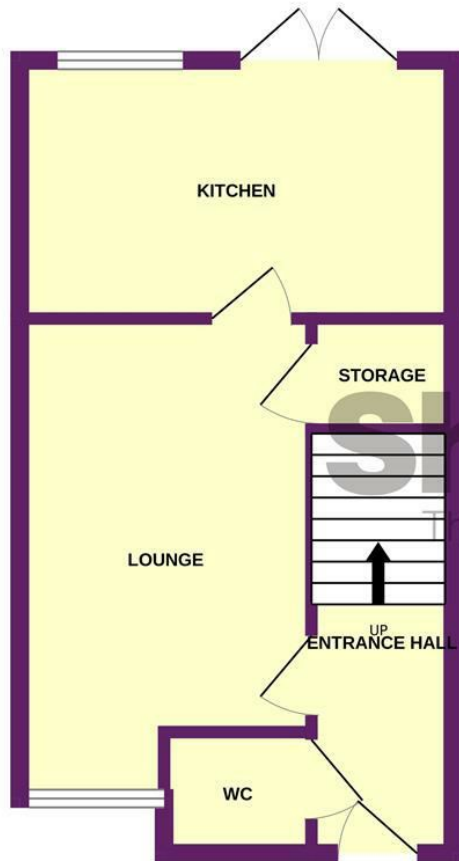
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

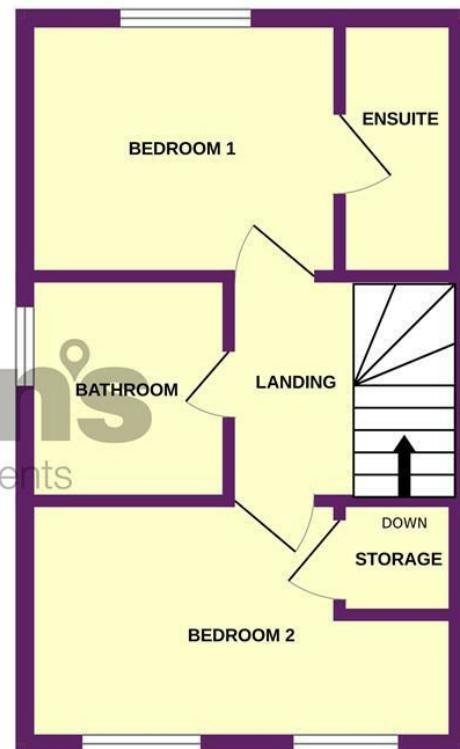


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GROUND FLOOR



1ST 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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**Sheen's**  
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