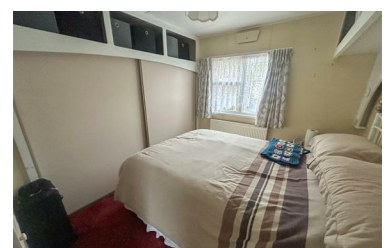




Woodlands, Sacketts Grove Clacton-on-Sea, CO16 7JD

Located on the Popular 'Woodlands' at Sacketts Grove, Sheen's Estate Agents are pleased to offer this ONE BEDROOM FULLY RESIDENTAL PARK HOME. This property is being offered with Off Street parking and also benefits from having NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 12' x 9'8 Bedroom
- 9'8 x 9'2 Kitchen
- Gas Central Heating (n/t)
- Off Street Parking
- Triple Glazed Windows
- Fully Residential
- Over 45's
- No Onward Chain
- Council Tax Band A



Price £65,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12' x 9'8

Radiator. Triple glazed window to front. Doors leading to outside.



KITCHEN

9'8 x 9'2

Fitted with a selection of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Cooker to stay (not tested). Space for fridge freezer. Storage cupboard housing gas combination boiler. Radiator. Triple glazed windows to either side.



BEDROOM

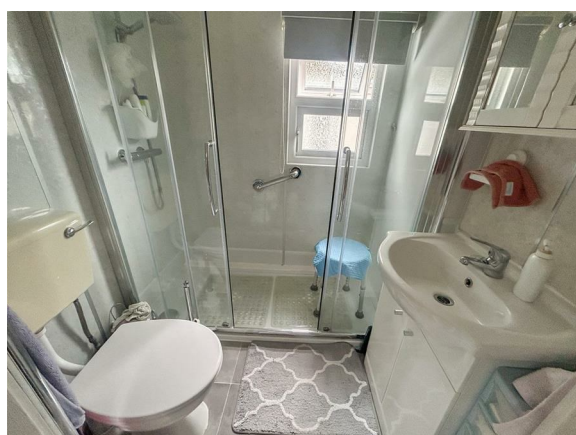
9'9 x 7'10

Built in wardrobes. Triple glazed window to rear.



SHOWER ROOM

Low level W/C. Walk in shower with wall mounted shower attachment (not tested). Vanity hand wash basin with mixer tap. Triple glazed window to side.

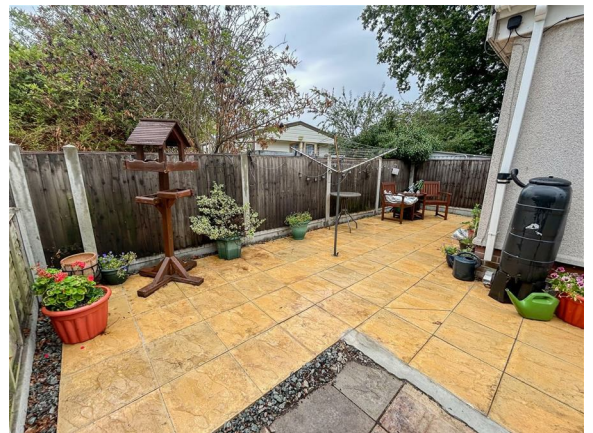


OUTSIDE FRONT

Hard paved area providing off street parking.

OUTSIDE REAR

Hard paved patio area. Metal shed. Enclosed by panelled fencing.



EH 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.

Material Information (Park Home)

Monthly ground rent/site fee amount (£141.16): Ground rent review period: January 2027

Age Restriction: Over 45's Pets: Cats only

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

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

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
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 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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Sheen's
The Action Agents