



Mill Street St Osyth, CO16 8EJ

Sheens Estate Agents are pleased to offer this TWO BEDROOM MID-TERRACED COTTAGE just 200 metres from Mill Dam Lake & St. Osyth Boat Yard. This property is located in the popular historic village of 'St Osyth' and conveniently located within 800 metres of St Osyth's Village centre with its array of shopping amenities and facilities. A viewing is highly advised to appreciate the accommodation this character property has to offer in this picturesque village setting.

- Two Bedrooms
- 19'5 x 10'4 Lounge
- 14'10 x 9'8 nar to 9'5 Kitchen
- Electric Heating (n/t)
- Ground Floor Shower Room
- Fully Double Glazed
- Approx 75' Rear Garden
- Historic Village Location
- 200 Metres To Mill Dam Lake
- EPC Rating F & Council Tax B



Price £185,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

19'5 x 10'4

Stair flight up to first floor. Storage cupboard. Electric radiator. Open access to Kitchen.



KITCHEN

14'10 x 9'8 nar to 9'5

Fitted with cream fronted panelled units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space and plumbing for washing machine. Integrated cooker. Four ring hob with extractor fan above. Space for fridge freezer. Doors to shower room. Double glazed window to rear. Doors leading to outside rear.



BEDROOM ONE

11'1 x 9'2

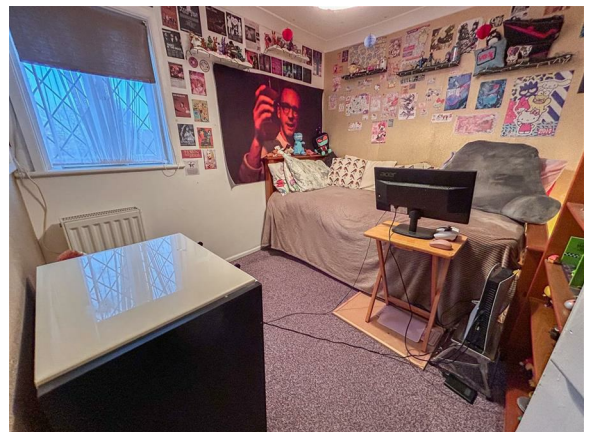
Built in wardrobes. Electric radiator. Double glazed window to front.



BEDROOM TWO

8'0 x 7'11

Storage cupboard. Electric radiator. Double glazed window to rear.



SHOWER ROOM

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



OUTSIDE REAR

Approx 75' Rear Garden. Patio paved area. Laid to lawn. (Boundary fence is in needing of being erected).



OUTSIDE FRONT

The property is directly situated onto Mill Street and is positioned just 200 Metres from Mill Dam Lake (including Curve Water Park) & St Osyth Boat yard.



MILL DAM LAKE & ST OSYTH BOAT YARD

The property is just a short distance from Mill Dam Lake & St Osyth Boat Yard which has access to Beautiful public footpaths.



EH 03/26

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 (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2026/2027 £1788.33 Per Annum

Any Additional Property Charges: NO

Services Connected:

(Gas): No

(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:

Draft Details

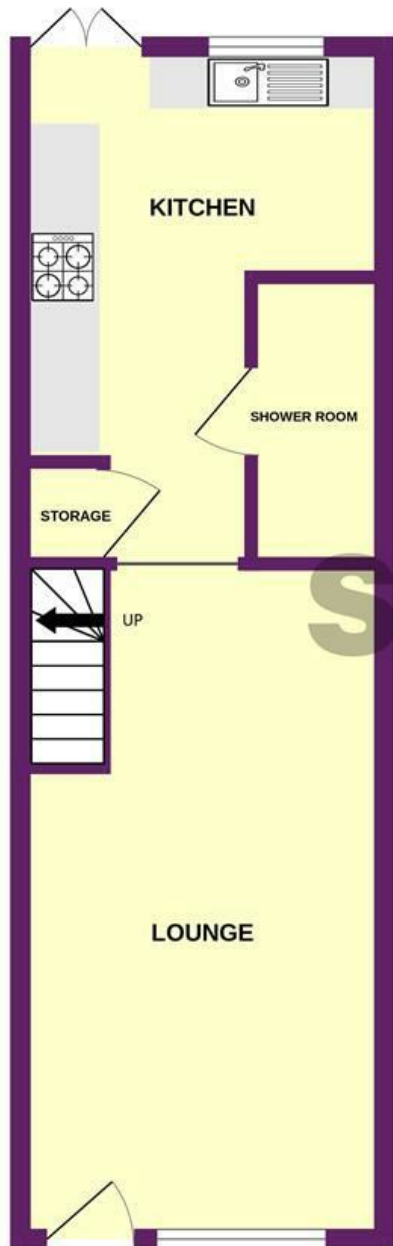
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Particular Disclaimer

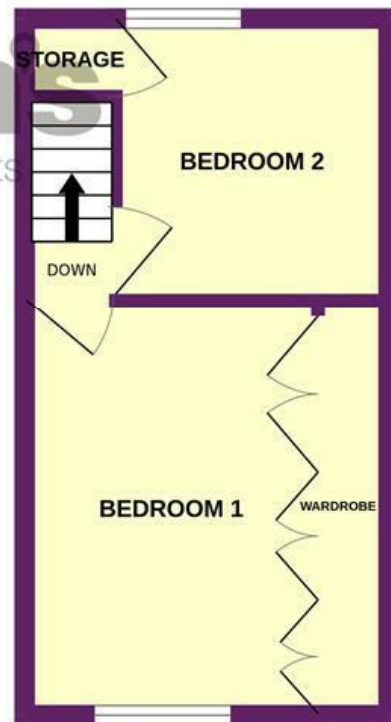
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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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