



## Millers Barn Road Clacton-On-Sea, CO15 2QA

**\*\* NO ONWARD CHAIN \*\*** Sheen's Estate Agents are pleased to offer for sale this THREE DOUBLE BEDROOM DETACHED BUNGALOW located on the popular Tudor Development. The property benefits from a DETACHED GARAGE as well as providing plenty of OFF ROAD PARKING. Clacton-on-Sea's town centre, seafront and mainline railway station are located approximately two miles away. An internal viewing is highly recommended to appreciate the size and accommodation on offer.

- Three Double Bedrooms
- 15' x 12' Lounge
- 13'5 x 12'5 Kitchen
- 13' x 8'4 Conservatory
- Shower Room
- Gas Central Heating (n/t)
- Detached Garage & Off Street Parking
- No Onward Chain
- Council Tax Band D
- EPC Rating D



**Price £300,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### ENTRANCE HALL

Storage cupboard. Two radiators. Loft access Door to:



### LOUNGE

15' x 12'

Inset electric feature fireplace with wooden fire surround. Serving hatch. Radiator. Double glazed window to side. UPVC Double glazed sliding door leading to:



## CONSERVATORY

13' x 8'4

Double glazed windows to the side and rear. UPVC Double glazed French doors leading to the rear garden.



## KITCHEN

13'5 x 12'5

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset double drainer single bowl stainless steel sink unit. Space for cooker. Space and plumbing for washing machine and dishwasher. Wall mounted gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to the sides and rear. UPVC Double glazed door leading to the rear garden.



### BEDROOM ONE

14'11 x 10'12

Radiator. Double glazed window to front.



### BEDROOM TWO

12'11 x 11'8

Radiator. Double glazed window to front.



### BEDROOM THREE

12'1 x 11'8

Radiator. Double glazed window to side.



### SHOWER ROOM

Three piece white suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with a stainless steel wall mounted shower head attachment above. Fully tiled. Radiator. Double glazed windows to side.



## OUTSIDE FRONT

Block paved driveway providing off street parking for multiple vehicles. Gate to side leading to garage. Side pedestrian access leading to the outside rear.



## GARAGE

Electric roller door (not tested).



## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. UPVC Double glazed door leading to garage. Side pedestrian access leading to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band D;  
Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage  
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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## BA 02/26

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](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

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.



## GROUND 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**  
The Action Agents