



## Weymouth Close Clacton-On-Sea, CO15 1BS

Located less than 150 metres from Martello Bay beaches and seafront, Sheen's are pleased to offer for sale this TWO BEDROOM END-TERRACED STARTER HOME. The property is being offered with NO ONWARD CHAIN, and a viewing is highly recommended to appreciate the location on offer.

- Two Bedrooms
- 12'5 max Lounge
- 12'9 Kitchen Diner
- Family Bathroom
- Gas Central Heated (n/t)
- Approximately 41' Rear Garden
- Allocated Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating C



**Offers In Excess Of £180,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Stairflight to first floor. Door to;

### LOUNGE

12'5 max x 9'6 max

Double glazed window to front. Radiator. Open access to;





## KITCHEN DINER

12'9 x 8'

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. All appliances not tested. Plumbing and space for washing machine and undercounter fridge or freezer. Selection of matching cupboards and drawers and eye and floor level. Tiled splash backs. Radiator. Storage cupboard. Double glazed window to rear. Double glazed patio door leading to garden.



## FIRST FLOOR LANDING

Doors to;



## BEDROOM ONE

9'7 x 9'3

Double glazed window to front. Radiator. Storage cupboard.



## BEDROOM TWO

8'1 x 7'2

Sky light. Radiator.



## BATHROOM

Suite comprises; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath. Storage cupboard. Sky light.



### OUTSIDE - REAR

Measuring approximately 41' and being patio paved and enclosed by fencing and brick wall. Side pedestrian access to front via side gate.



### OUTSIDE - FRONT

Block paved front garden with allocated parking located just behind.

### MARTELLO BAY BEACH



### LE 0225

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](http://www.sheens.co.uk).

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges:

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

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband: Up to 2000mb

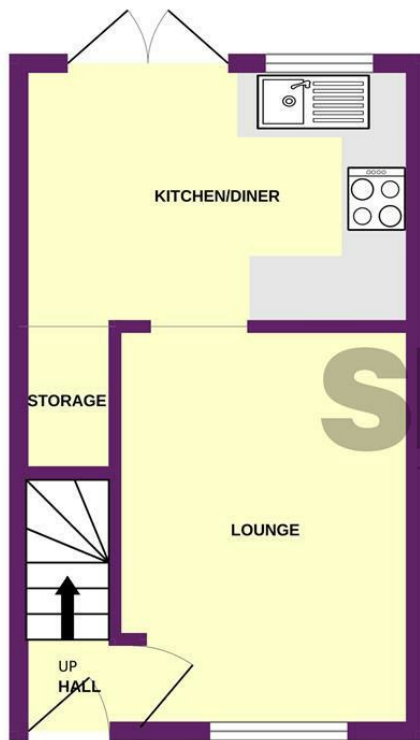
Non-Standard Property Features To Note:

### Particular Disclaimer

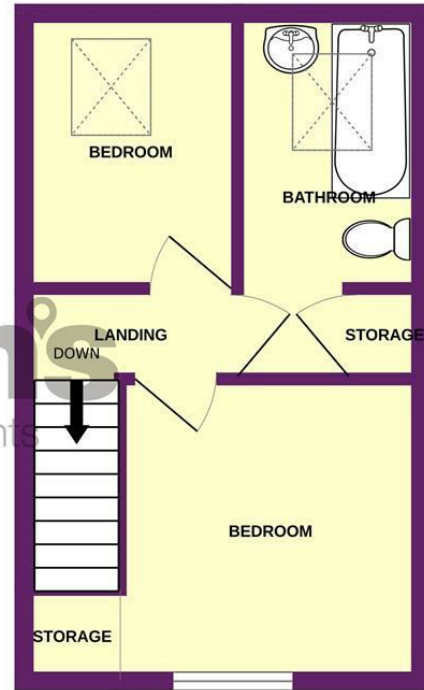
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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