110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Standard Avenue
Jaywick, CO15 2LW

This TWO BEDROOM DETACHED Timber Framed constructed BUNGALOW is located on a DOUBLE PLOT in the 'Grasslands' area of Jaywick. The property is offered as an ongoing investment opportunity with a Tenant in Situ who is currently paying £650 per calendar month, which at the current asking price gives a yield of 8.6%. Jaywick beach and sea front is located around 300 metres away with Clacton town centre and mainline railway station approximately two and a half miles away.

- INVESTMENT OPPURTUNITY - Tenant in Situ
- Double Plot
- Two Bedroom Detached Bungalow
- Yield of 7.8% at Asking Price
- Air Source Heat Pump Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- 300 Metres To The Beach
- EPC Rating TBC
- Council Tax Band A







Price £88,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:
Double style French doors to;

LOUNGE

14'7 max x 10'6

Radiator. Double glazed window to front. Double glazed window to side. Door to inner lobby. Door to;





KITCHEN

12'7 x 4'5

Fitted with a range of laminated fronted units with wood effect laminate rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine. Cooker space. Tall fridge freezer space. Double glazed door to side. Double glazed window to front. Tiled splash backs, Tiled. Radiator.





BEDROOM ONE

9'8 x 7'7

Radiator. Double glazed window to rear.



INNER LOBBY

Open access to Bathroom. Door to;

BEDROOM TWO

7'7 X 6'10

Radiator. Double glazed window to rear.



SHOWER ROOM

Fitted with a three piece suite comprises; Corner shower cubicle with wall mounted electric shower (not tested). Pedestal hand wash basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



OUTSIDE

The property is situated on a double plot in the Grasslands area of Jaywick, and benefits from front, rear and side gardens.

OUTSIDE FRONT

Part enclosed by small brick wall with double metal vehicular access gate and metal pedestrian access gate. Open access to side and rear garden.





SIDE AND REAR GARDENS

Mainly laid to lawn with hard standing patio areas. Timber storage shed. Enclosed by panelled fencing.







STANDARD AVENUE

At The end of Standard Avenue are views over the meadowlands.



JE 0525

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 Band: A Payable 2026/2027 £1483.98 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): mains (Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: Timber Framed property so likely would need to be a cash purchase.

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.

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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