



## The Spinney, Sacketts Grove Clacton-On-Sea, CO16 7JB

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOMED DETACHED PARK HOME situated on this FULLY RESIDENTIAL DEVELOPMENT for the over 45's and being offered with 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.

- Two Bedrooms
- 14'9 x 10'10 Lounge
- 10'6 x 8'2 Kitchen
- 8'2 x 7'5 Dining Area
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heated (n/t)
- Fully Residential
- Over 45's
- Council Tax Band A



**Price £100,000 Non-traditional**

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## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### DINING AREA

8'2 x 7'5

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



### LOUNGE

14'9 x 10'10

Radiator. Double glazed windows to side and front. Additional UPVC double glazed door leading to outside.



## KITCHEN

10'6 x 8'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker. Space for fridge freezer. Wall mounted gas combination boiler (not tested). Double glazed window to side. Door to:



## INNER HALL

Storage cupboard.

## BEDROOM ONE

9'11 x 9'3

Radiator. Double glazed window to rear.



## BEDROOM TWO

9'5 x 7'

Radiator. Built in wardrobes. Double glazed window to rear.



## THREE PIECE SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle. Heated towel rail. Double glazed window to side.



## OUTSIDE

Mainly laid to lawn with patio paved pathway leading to front entrance.



## BA 0724

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).

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## Material Information (Park Home)

Monthly ground rent/site fee amount (£): £153.07 Ground rent review period: Yearly each January

Age Restriction: Over 45'5 Pets: Cats Allowed Council Tax Band: A

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): 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



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## 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