

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

**Sheen's**  
The Action Agents



## Dumont Avenue Point Clear, CO16 8JR

Situated in the desirable coastal village of Point Clear, this immaculately presented THREE BEDROOM DETACHED BUNGALOW offers stylish, spacious living throughout.

Featuring two elegant reception areas opening onto a stunning 185ft rear garden, the home provides seamless indoor-outdoor living. Three well-proportioned bedrooms include a principal with en-suite, alongside a modern four-piece family bathroom.

The impressive garden is complemented by versatile outbuildings, including a workshop/studio—ideal for home working or hobbies. An in-and-out driveway offers ample off-road parking along with a Garage.

Finished to an exceptional standard, this is a beautifully maintained, move-in-ready home.

- Three Bedrooms
- En-Suite Shower Room
- Two Reception Areas
- 12'3 x 10'9 Fitted Kitchen
- Four Piece Bathroom Suite
- 7' x 4'9 Utility Room
- Approx. 185' Rear Garden
- 2 x Workshops & Storage Shed
- Garage & Off Street Parking
- EPC Rating D & Council Tax D



**Price £450,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Radiator. Loft access with pull down wooden loft ladder to partly boarded loft space. Doors to:



### BEDROOM ONE

11'11 x 10'11

Radiator. Doubled glazed oriel bay window to front. Door to:



### EN-SUITE

Fitted with a three piece white bathroom suite. Comprises low level W.C. Vanity wash hand basin with cupboard below. Shower cubicle with wall mounted electric shower (not tested). Fully tiled walls. Doubled glazed window to side.



### BEDROOM TWO

11'11 x 9'11

Radiator. Doubled glazed oriel bay window to front. Free standing wardrobes negotiable with vendor.



### BEDROOM THREE/STUDY

8'9 x 8'3

Radiator. Double glazed window to side.



## BATHROOM

8'8 x 5'8

Fitted with a modern four piece white bathroom suite, comprises panel bath with mixer tap. Low level W.C. Vanity wash hand basin with cupboards below. Corner shower cubical. Fully tiled walls. Heated towel rail. Extractor fan (not tested). Doubled glazed window to side.



## LOUNGE

16' x 12'5

Wood panel flooring. Radiator. Double glazed window to side.  
Open access to Dining Area.



## DINING AREA

12'5 x 7'1

Wood panel flooring. Radiator. Doubled glazed double doors with doubled glazed side panel windows to rear garden.



## KITCHEN/BREAKFAST ROOM

12'3 x 10'9

Fitted with a modern kitchen suite. Comprises sage green panel fronted units. Laminated light grey stone effect square edge work surfaces. Inset one and a half bowl single drainer sink unit with mixer tap. Inset high level electric oven. Inset four ring ceramic electric hob with stainless steel extractor hood above. (All appliances not tested). Space and plumbing for dishwasher. Tall fridge/freezer space. Tiled splash backs. Wood effect flooring. Radiator. Sunken spotlights. Doubled glazed window to rear overlooking garden. Door to Utility room.



## UTILITY ROOM

7' x 4'9

Laminated rolled edge work surface. Space and plumbing for washing machine and tumble dryer. Matching sage panel fronted units. Ceramic butler sink with cupboard below. Wall mounted units. Tiled splash backs. Wall mounted gas combination boiler (not tested). Wood effect flooring. Doubled glazed window to rear. Double glazed door to rear garden.



## OUTSIDE- FRONT

In and Out block paved driveway providing off street parking for numerous vehicles. Raised crescent border with array of shrubs. Garage with up and over door. Gate gives side access to rear garden.



## GARAGE

16'11 x 8'8

Power and light connected. Personal door from garden.



## OUTSIDE- REAR

Approx 185' Landscaped Rear garden. Garden is laid to lawn with array of mature shrubs and trees. Block paved patio areas. Part shingled borders with flowers and shrubs. The property benefits from numerous outbuildings including Workshop/Studio, Additional Work shop and timber storage shed.



## ALTERNATE VIEW OF GARDEN



## WORKSHOP (1)

14'3 x 9'7

Double glazed entrance door. Power and light connected. Wood effect flooring. Double glazed windows to side and front. Ideal for someone seeking a space to work from home or for a hobby room.



**WORKSHOP (2)**

12'3 x 10'1



**STORAGE SHED**

13'7 x 7'6



**POINT CLEAR WATER FRONT**

The beach and water front at Point Clear is located within quarter of a mile.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2299.28 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### JE0426

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



---



74, DUMONT AVENUE, POINT CLEAR, ESSEX, CO16 8JR

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.  
Made with Metropix ©2023

## Selling properties... not promises

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

