



## Douglas Road Clacton-On-Sea, CO15 3JY

'Komani' is an Individually Designed THREE DOUBLE BEDROOM DETACHED BUNGALOW located in an established non-estate location in the Essex coastal town of Clacton-on-Sea. As well as Three Spacious Bedrooms, the property also boasts an impressive Kitchen/Diner, Double Glazed Conservatory, Utility Room, Three Piece Shower Room and Additional W.C and offers excellent potential for someone looking for an individual space to make their own. The outside space includes a good sized 65' South Facing garden along with plenty of off street parking and a detached garage. Local shopping amenities at 'Bockings Elm' are around quarter of a mile away with the town centre, sea front and mainline railway station just over one mile away. An early viewing is strongly advised.

- Three Double Bedrooms
- 16'11 x 11'11 Lounge
- 15'7 x 13'7 max Kitchen/Diner
- Utility Room
- Shower Room & Additional W.C.
- 9'5 Double Glazed Conservatory
- Approx 65' x 44 South Facing Garden
- Garage & Off Street Parking
- No Onward Chain
- EPC Rating D & Council Tax C



**Price £275,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

#### ENTRANCE HALLWAY

14'9 x 11'6 narrowing to 5'9

Two radiators. Loft access with loft ladder. Built in airing cupboard. Doors to:



#### BEDROOM ONE

13'4 x 10'

Radiator. Double glazed window to front.



## BEDROOM TWO

13'4 x 10'

Radiator. Fitted wardrobes and drawer unit. Double glazed window to side.



## BEDROOM THREE

10'11 x 8'10

Radiator. Double glazed window to front.



## SHOWER ROOM

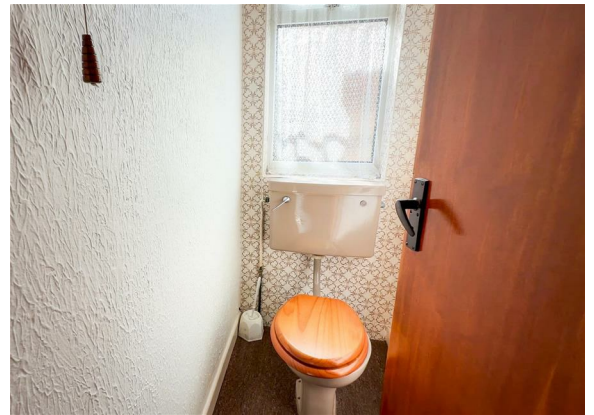
8'3 x 5'4

Fitted with a three piece white shower suite. Comprises double shower cubicle with wall mounted shower (not tested). Vanity wash hand basin with cupboards below. Low level W.C. Radiator. Fully tiled walls. Double glazed window to side.



## ADDITIONAL W.C.

Fitted with a light Coffee colour low level W.C. Part tiled walls. Double glazed window to side.



## LOUNGE

16'11 x 11'11 max

Feature fireplace with inset gas fire (not tested). Radiator. Internal double glazed window to conservatory. Door to Kitchen/Diner.



## KITCHEN/DINER

15'7 max x 13'7 narrowing to 8'8

'L' shaped kitchen/diner fitted with modern kitchen units. Comprises Black gloss laminate fronted units. Wood effect laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob. Inset high level electric oven and microwave above (all appliances not tested). Under counter fridge space. Tiled splashbacks. Extractor fan (not tested). Tall larder cupboard housing gas boiler (not tested). Built in storage cupboard. Wood effect flooring. Radiator. Access door from entrance hallway. Double glazed window to side. Double glazed door overlooking garden. Part glazed wooden door to utility room.



## KITCHEN AREA VIEW



## DINING AREA VIEW



## UTILITY ROOM

7'9 x 6'4

Space and plumbing for washing machine, freezer and tumble dryer. Wood effect flooring. Double glazed window to rear. Part glazed wooden door to conservatory.



## CONSERVATORY

9'5 x 8'11

Edwardian style conservatory. Part brick built with vaulted poly carbonate roof. Double glazed windows to sides and rear overlooking garden. Wood effect flooring. Double glazed French style doors opening onto rear garden.



## OUTSIDE FRONT

Front garden is mainly laid to lawn with flower and shrub borders. Part enclosed by small brick wall. Mainly laid to lawn with hard standing area providing off street parking for numerous vehicles. Side driveway leading to detached garage with up and over door (Approx 16' x 9'8).



## OUTSIDE REAR

Approx 65' depth x 44' width south facing rear garden. Garden is mainly laid to lawn with hard standing patio area. Timber storage shed to remain. Array of shrubs. Enclosed by panelled fencing.



## ALTERNATE VIEW OF GARDEN



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £1978.64 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

### JE 03/26

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.





GARAGE

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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