



## Gorse Way Jaywick Village, CO15 2HU

\*\*\* COMPETATIVELY PRICED TO SELL \*\*\* Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM TIMBER FRAMED DETACHED BUNGALOW located in Jaywick's Village and being offered with NO ONWARD CHAIN. The property is situated within a quarter of a mile of Jaywick's seafront with Clacton-on-Sea's mainline railway station and town centre approximately two miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Bedroom
- Lounge
- Kitchen
- Shower Room
- Approximately 40' Rear Garden
- Air Source Heat Pump (n/t)
- Off Street Parking
- No Onward Chain
- Council Tax Band A
- EPC Exempt (as Under 50 Square Metres)

**Price £60,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

### ENTRANCE HALLWAY

Storage heater. Door to:

### LOUNGE

Radiator. Double glazed window to front and rear. UPVS double glazed door leading to Rear Garden.



### KITCHEN

Fitted unit comprising; Laminated rolled edge work surface with inset single drainer stainless steel sink unit with taps. Radiator. Double glazed window to front.



### BEDROOM

Radiator. Double glazed window to Rear.





## BATHROOM

Three piece suite comprising; Low level W.C. Panelled bath. Pedestal hand ash sink basin. Radiator. Double glazed window to side.



## OUTSIDE FRONT

Area providing off street parking for multiple vehicles with side pedestrian access leading to the outside rear.



## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

EPC: Please note we understand the property to be exempt from needing an EPC as it is under 50 Square Metres.

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2025/2026 - £1424.94 Per Annum

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: Timber Framed - The pitched roof is stone tiled for longevity whilst the property

has been previously granted , providing the air source heat pump seen to the rear of the property, & insulation added to all the exterior walls.

## BA 12/25

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

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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

