



Westcott Close Clacton-On-Sea, CO16 8YQ

Having undergone a programme of refurbishment Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED BUNGALOW. The bungalow is located in a Cul-de-sac position on the popular 'Cann Hall' development and the property is located half a mile from 'Brook Retail & Country Park'. Clacton-on-Sea's town centre, mainline railway station and seafront around one and a half miles away.

- Two Bedrooms
- 15'4 Lounge
- 9' Modern Kitchen
- Modern Shower Room
- Double Glazed Windows
- Gas Central Heated
- 19' Conservatory
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Offers In Excess Of £270,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Loft access. Radiator. Airing cupboard. Further cupboard housing wall mounted gas boiler (not tested). Doors to:

KITCHEN

9' x 7'3

Recently fitted modern kitchen comprises of laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor over. (All appliances not tested). Plumbing and space for washing machine and fridge freezer. Selection of matching grey shaker style units at eye and floor level. Double glazed window to front.



LOUNGE

15'4 x 10'8

Double glazed window to front. radiator.



BATHROOM

Modern white suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with wall mounted shower attachment. Heated towel rail. Part tiled walls. Double glazed window to side.



BEDROOM ONE

12' x 10'8

Double glazed window to rear. Radiator.



BEDROOM TWO

10'7 x 9'5

Double glazed window to side and rear. Radiator. Double glazed door leading to conservatory.



CONSERVATORY

19'1 x 7'3

Double glazed windows to sides and rear aspects. Two radiators. Double glazed door to rear. Double glazed door to side.



OUTSIDE REAR

Rear garden is patio paved with borders and the remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front via side gate.



OUTSIDE FRONT

Small front garden enclosed by a small brick wall and shrubs. Driveway providing off street parking leading to garage.

GARAGE

Courtesy door leading to garden.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band: C Payable 2025/2026 £1899.92 Per Annum

Any Additional Property Charges: no

Services Connected: (Gas): Yes (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: no

JE 0925

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.

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



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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