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Sheen's
The *Action* Agents



Deanhill Avenue
East Clacton, CO15 5BA

Located in prestigious 'Deanhill Avenue' in the popular area of East Clacton, this exceptionally spacious TWO DOUBLE BEDROOM DETACHED BUNGALOW presents a wonderful opportunity for those seeking a comfortable and inviting home. The property generous reception space including a 44'7 x 12'1 Conservatory, perfect for entertaining guests or enjoying quiet evenings in. With two well-proportioned bedrooms, this bungalow is ideal for small families, couples, or individuals looking for extra space. The En-Suite W.C, Shower Room & Separate W.C, offers the potential for modernisation, allowing you to personalise the space to your taste. There is also a 29'1 double-length garage, providing ample storage or parking for your vehicles. Additionally, the bungalow is set on a substantial plot, with a south-facing garden measuring an impressive 78' feet by 48' feet. This outdoor space is perfect for gardening enthusiasts or for those who simply wish to bask in the sun during the warmer months. While modernisations are required, this bungalow offers a fantastic canvas for you to create your dream home in a desirable location. An early viewing is strongly advised.

- Two Double Bedrooms
- En-Suite W.C
- 17' x 14'7 Lounge/Diner
- 43' x 12' D/Glazed Conservatory
- Gas Central Heating (n/t)
- Double Length Garage & Parking
- Modernisations Required
- Approx 70' x 48' South Facing Garden
- No Onward Chain
- EPC Rating C & Council Tax B







Offers In Excess Of £340,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH



5'6 x 5'6

Double glazed windows to front and side. Further double entrance door to:

ENTRANCE HALLWAY



13'10 x 8'3 max

Radiator. Walk in storage cupboard. Multi panelled glazed door and dividing panel to inner hallway. Doors to:



BEDROOM ONE

14'8 x 13'9 max

Built in sliding wardrobes. Radiator. Double glazed window to rear. Door to En-suite.



EN-SUITE W.C.

9'3 x 2'6

Fitted with a white suite comprising low level W.C. Vanity wash hand basin with cupboard below. Radiator. Single glazed window to side.



BEDROOM TWO

11'6 x 11'1

Radiator. Double glazed window to front. Built in double wardrobes.



KITCHEN

12'11 x 11'8 max

Fitted with a range of white laminate panel fronted units with grey key line trim. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset one and a half bowl single drainer sink unit with mixer tap. Range cooker space with fitted range extractor hood above. Additional built in high level double electric oven (not tested). Built in larder cupboard with single glazed window to side. Space and plumbing for washing machine. Tiled splash backs. Double glazed window to front. Double glazed door to side.





INNER HALLWAY

Radiator. Built in airing cupboard housing hot water cylinder (not tested). Additional built in cupboard housing wall mounted gas boiler. Doors to:



SHOWEROOM

Fitted with a White suite comprises large walk in shower cubicle with wall mounted electric shower. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring. Double glazed window to side.



SEPERATE W.C.

Fitted with a White suite comprises low level W.C. Fully tiled walls. Tiled flooring. Single glazed window to side.



LOUNGE

16'11 x 13'9

Radiator. Ornamental fire surround. Single glazed windows to conservatory. Double glazed French style doors to conservatory.





CONSERVATORY

44'7 x 12'1

Part brick built with double glazed windows to rear overlooking garden. Poly-carbonate roof. Double glazed door to garden. Double glazed double doors to rear garden. Double glazed door to double length Garage.





DOUBLE LENGTH GARAGE

29' x 8'9

Access via up and over door. Power and light connected. Loft access with pull down loft ladder. Array of fitted work benches.





OUTSIDE - REAR

Approx 78' x 48' South facing rear garden. Mainly laid to lawn. Enclosed by panel fencing. Paved patio area. Array of shrubs. Greenhouse.





ALTERNATE VIEW OF GARDEN



OUTSIDE - FRONT

Lawned front garden. Part enclosed by small brick wall. Hard standing area providing off street parking leading to double length garage with up and over door. Gate gives side pedestrian access to outside rear.





HOLLAND BEACH

Holland's regenerated beaches and sea front are situated within half a mile.



LOFT SPACE

Loft space is accessed via loft access with loft ladder from the garage.



SOLAR PANELS

Please note the property has solar panels. We understand from the sellers that they are not in use and the company who supplied them are no longer in business.

AERIAL VIEW





Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

JE 0226

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.

Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: Please note the property has solar panels which are owned outright.

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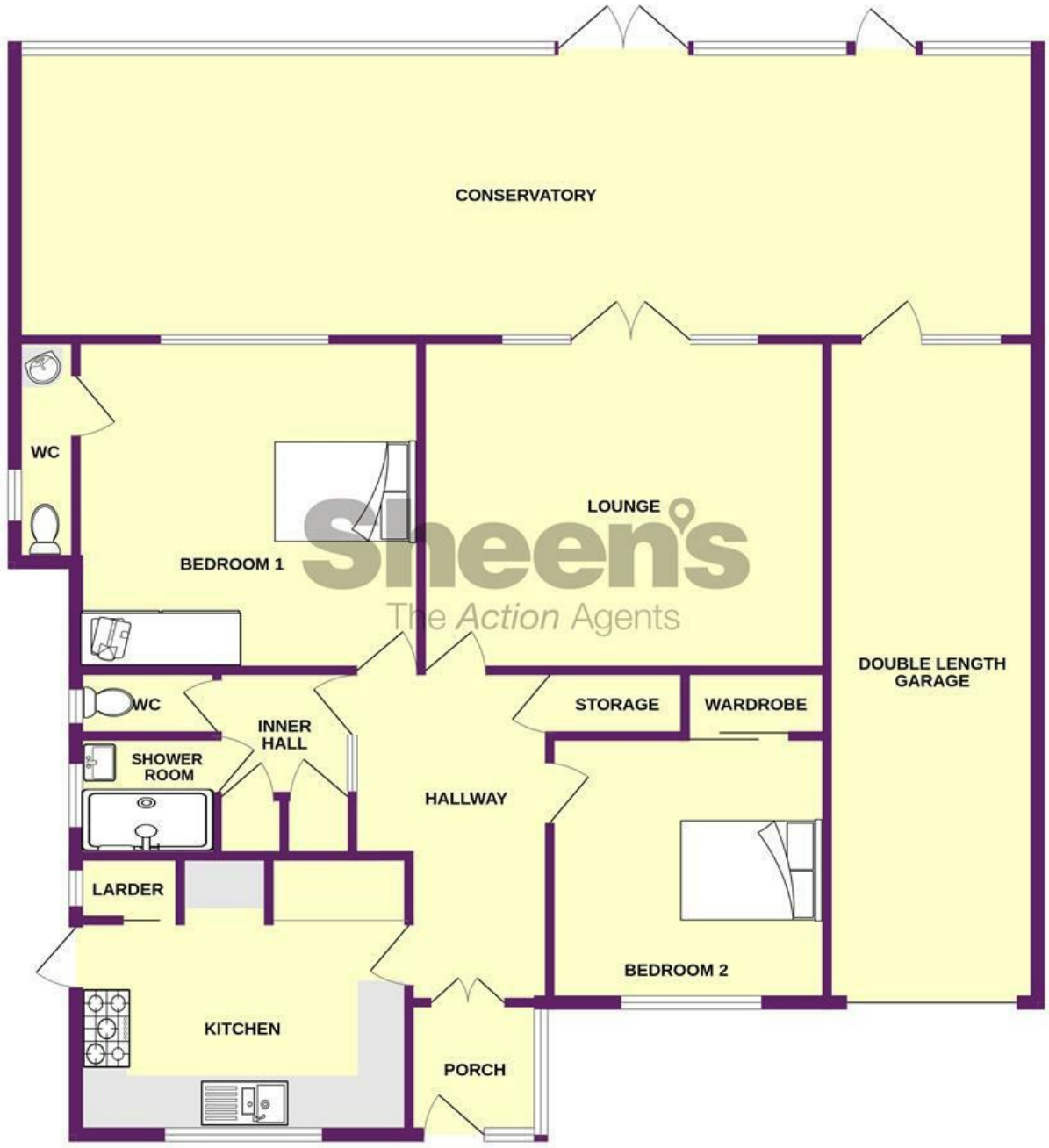
Particular Disclaimer

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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Sheen's
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