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

Sheen's
The *Action* Agents



Frating Park, Main Road
Frating, CO7 7DH

Located in Frating Caravan Park, Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME. The park home is in need of full refurbishment and is offered with NO ONWARD CHAIN. The park home for over 50s allows each owner to have two pets. The park home is positioned within 6 miles of Colchester City centre. The park home is situated approximately 7 miles from Clacton-on-Sea's town centre, train station and seafront. An internal inspection is advised.

- One/Two Bedrooms
- Lounge 10'2 x 9'8
- Kitchen 9'8 x 7'4
- Three Piece Shower Room
- Gas LPG Central Heating (n/t)
- Fully Double Glazed
- Two Pets Allowed
- Over 50s
- No Onward Chain
- Council Tax Band A







Price £20,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

PORCH

Double glazed window to side. Opening to:

ENTRANCE HALL

Radiator. Opening to:

KITCHEN

9'8 x 7'4

Fitted kitchen suite comprising: Tiled worktops with a wood veneer trim with wood effect wall mounted cabinets with cupboards and drawers below. Inset single drainer stainless steel sink unit. Cupboard housing water tank. (all Appliances not tested). Space for cooker. Double glazed windows down both sides. Radiator. Opening to:



LOUNGE

10'2 x 9'8

Double glazed bay window to front. Double glazed double doors to outside. Built in solid fuel burner (not tested).





BEDROOM ONE

9'8 x 7'6

Radiator. Double glazed window to rear.



BEDROOM TWO/DRESSING ROOM

6'5 max x 4'2 max

Radiator. Double glazed window to side.



SHOWER ROOM

6'6 x 3'11

Three piece suite comprising: Low level W.C. Step in shower cubical. Pedestal wash hand sink basin. Double glazed window to side.



OUTSIDE

Built up storage shed. Communal parking for residents.





Material Information (Park Home)

Monthly ground rent/site fee amount (£): £95.55 Ground rent review period: Yearly
Age Restriction: Over 50s Pets: Two Pets
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1507.67 Per Annum

Services Connected:
(Gas): LPG (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
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

JB 08/26

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.

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.

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



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TOTAL FLOOR AREA : 348 sq.ft. (32.3 sq.m.) approx.

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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The Property Ombudsman SALES
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