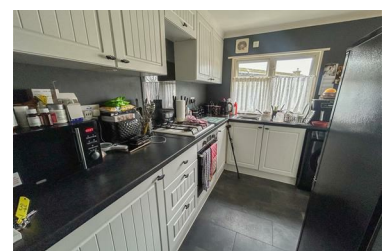




The Spinney, Jaywick Lane Clacton-on-Sea, CO16 7JB

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED PARK HOME located on the popular 'The Spinney'. This property is FULLY RESIDENTIAL and is for the OVER 45'S and is located approximately one and a half miles from Clacton's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate what the property has to offer and

- Two Bedrooms
- 12'7 x 11'1 Lounge
- 10'7 x 9'3 Kitchen
- Gas Central Heating (n/t)
- Shower Room
- Over 45's
- Back & Rear Garden
- Communal Parking
- Council Tax Band A



Price £85,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12'7 x 11'1

Radiator. Double glazed window to front and side. Open access to Dining area and Kitchen.



KITCHEN

10'7 x 9'3

Fitted with a range of white panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated cooker with four ring gas hob above. Space and plumbing for washing machine. Space for fridge/freezer. Storage cupboard housing boiler (not tested). Double glazed window to side.



DINING AREA

Radiator. Open access to Lounge and Kitchen.



BEDROOM ONE

9'9 x 7'3

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM TWO

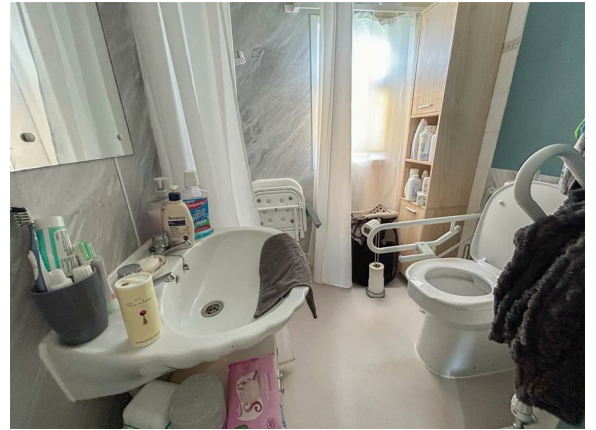
9'4 x 6'1

Radiator. Double glazed door to rear.



SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Wall mounted shower attachment. Wet room. Double glazed window to side.



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OUTSIDE

Hard paved area providing pathway up to entrance door.
Storage shed. Laid to lawn.



EH 04/26

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.

Material Information (Park Home)

Monthly ground rent/site fee amount (£161.00): Ground rent review period: January 2027

Age Restriction: Over 45's

Pets: Cats allowed

Council Tax: Tendring District Council; Council Tax Band ; Payable 2026/2027 £ Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

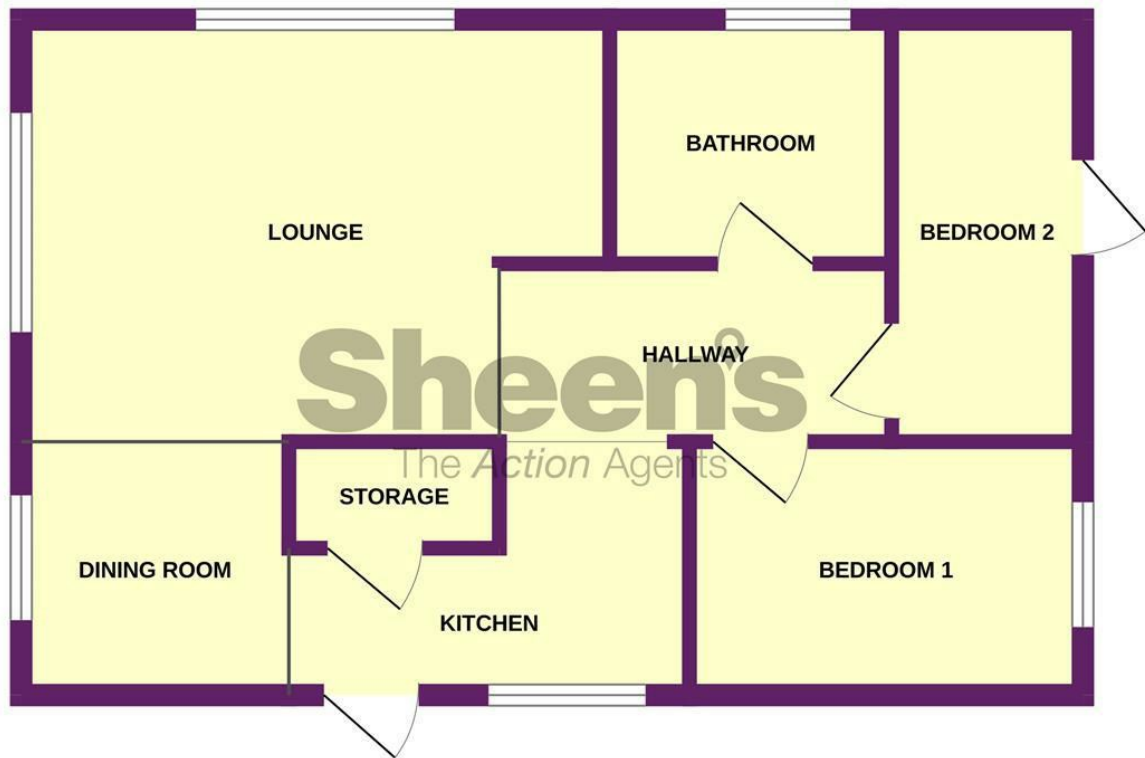
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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.
Made with Metropix 62026

Selling properties... not promises

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Sheen's
The Action Agents

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