



Frietuna Road Frinton-on-Sea, CO13 0QP

Situated on the popular 'Frietuna' development, Sheen's Estate Agents are pleased to offer for sale this **FOUR BEDROOM, TWO RECEPTION DETACHED HOUSE**. The property is an excellent **FAMILY HOME** and is conveniently located with one mile of the 'Triangle' shopping centre, Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the size of the accommodation on offer.

- **Four Bedrooms**
- **Ensuite from Master Bedroom**
- **Dressing area in Master Bedroom**
- **Two Reception Rooms**
- **17'7 Kitchen**
- **Gas Central Heating (n/t)**
- **Front and Rear Gardens**
- **Double Garage and Parking**
- **Council Tax Band: E**
- **EPC Rating: D**



Price £425,000 Freehold

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

HALLWAY

Stair flight to first floor. Radiator. Doors to:

GROUND FLOOR CLOAKROOM

Comprises of; Low level WC. Vanity hand wash basin with cupboards under. Radiator. Tiled walls. Storage cupboard. Double glazed window to side.



LOUNGE

17'5 x 15'3 into bay

Double glazed bay window to front. Two Radiators.



KITCHEN

17'7 x 8'8

Comprises of; Laminated work surfaces with inset 4 ring gas hob. Inset one and a half bowl single drainer sink unit. Integrated oven and grill. All appliances not tested. Plumbing and space for washing machine, dishwasher and fridge freezer. Selection of matching units at eye and floor level. Breakfast bar area. Radiator. Two double glazed windows to rear. Door too:



REAR LOBBY

Double glazed door giving access to garden. Doors to storage cupboard and Utility cupboard. Further door giving internal access to the garage. The utility cupboard houses wall mounted gas boiler (not tested).

DINING ROOM

13'6 x 9'9

Radiator. Sliding double glazed doors to:



CONSERVATORY

11'1 x 9'11

Double glazed windows to side and rear. Double glazed doors leading to garden.



FIRST FLOOR

LANDING

Double glazed window to side. Loft access. Airing Cupboard. Doors to:

MASTER BEDROOM AND DRESSING AREA

18'5 max x 13'7 max

Double glazed windows to front. Radiator. Dressing area: Fitted sliding door wardrobe. Radiator. Double glazed window to rear. Door to:



ENSUITE SHOWER ROOM

White suite comprising of low level WC. Hand wash basin. Independent shower cubicle with wall mounted shower. Heated towel rail.



BEDROOM TWO

12'8 x 8'9

Double window to front. Radiator.



BEDROOM THREE

12'8 x 8'9

Double glazed window to front. Radiator. Fitted wardrobe.



BEDROOM FOUR

9'9 x 9'6

Double glazed window to rear. Radiator.



BATHROOM

Currently being refurbished. Will consist of low level WC. P shaped bath. Vanity basin with ceramic sink unit. Heated towel rail. Double glazed window to rear.

OUTSIDE REAR

Commencing with patio area. Remainder being laid to lawn. Timber storage shed. Enclosed by fencing. Side access to front via gate.



OUTSIDE FRONT

Mainly laid to lawn. Driveway providing off street parking for numerous vehicles.

DOUBLE GARAGE

18' x 17'7

Double garage. Two electric roller garage doors. Window to side. Door to rear lobby.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E; Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

LE 0626

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

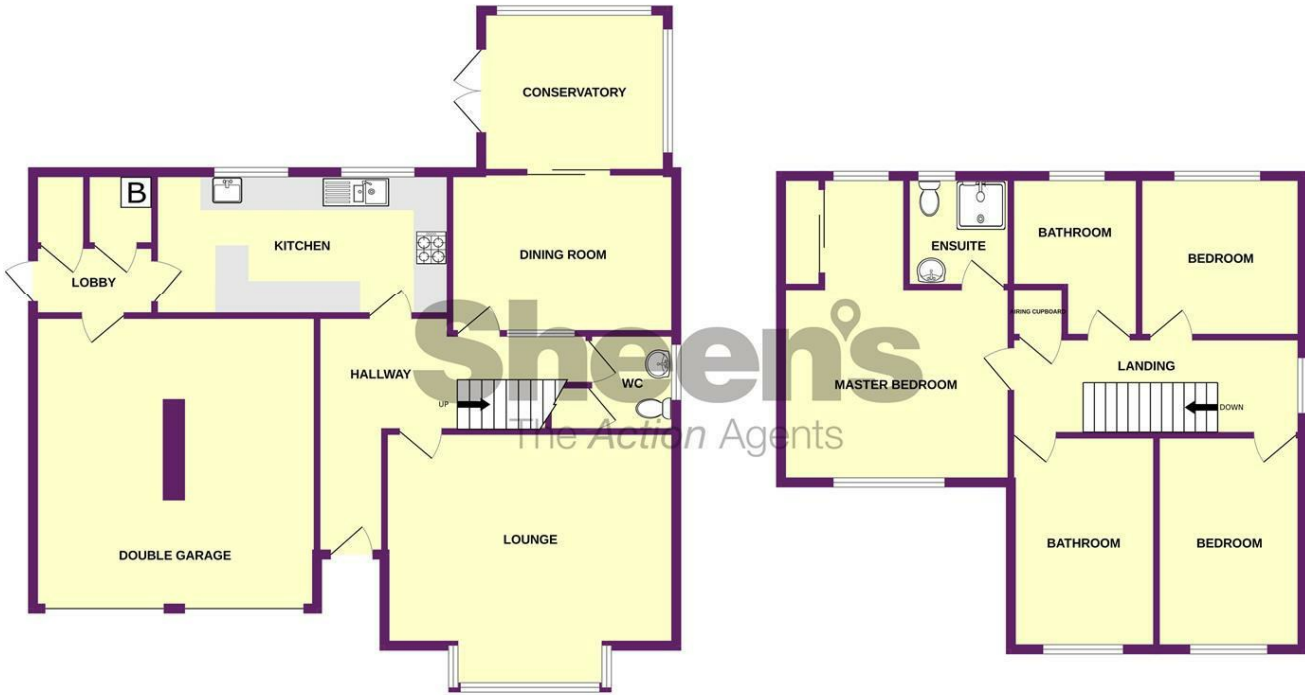
Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Transfer dated 26 March 1975 and a Conveyance dated 20 March 1934. We recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.



GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 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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