



Temple Close Frinton-on-Sea, CO13 0BN

Situated in a sought-after quiet cul-de-sac in the seaside town of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in offering for sale this well presented, EXTENDED TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Extended With Two Double Bedrooms
- Well Presented Throughout
- Sought After Location In A Quiet, Cul-de-Sac Position
- Lounge & Dining Room
- 15'9" Utility/Multi-Use Room
- 11'9" D/G Conservatory
- Short Stroll To Seafront
- Off Street Parking
- Must Be Viewed
- EPC Rating D/ Council Tax Band -C

Price £325,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Hallway

Built in storage cupboard. Loft access. Radiator. Door to:-



Bedroom 1

12'5" x 10'5"

Fitted with a range of wardrobes with over head storage. Radiator. Sealed unit double glazed bay window to front.



Bedroom 2

10'3" x 10'

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin. Panelled bath with shower attachment. Built in shower cubicle with wall mounted electric shower. Fully tiled walls. Electric heated towel rail. Built in airing cupboard. Radiator. Two obscured sealed unit double glazed windows to side.



Kitchen

10'7" x 10'5"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Glass display cupboards. Plumbing for dishwasher. Space for cooker. Space for fridge/freezer. Fitted breakfast bar. Enclosed wall mounted boiler providing heat and hot water throughout. Part tiled walls. Sealed unit double glazed window to rear. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to:-



Utility / Multi-Use Room

15'9" x 7'2"

Fitted with a range of matching units. Plumbing for washing machine. Rolled edge worksurface. Orangery style lantern roof. Sealed unit double glazed window to rear and front aspect. Sealed unit double glazed French style door giving access to rear. Sealed unit double glazed door to front.



Lounge

14' x 12'3"

Fireplace. Radiator. Open aspect to dining room.



Dining Area

11'6" x 8'1"

Orangery style lantern roof. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed patio doors giving access to:-



Conservatory

11'9" x 6'10"

Part brick base. Tiled flooring. Sealed unit double glazed windows to rear and side aspects. French doors giving access to rear.



Outside - Rear

West facing. Part patio area. Remainder laid to lawn. Borders stocked with flowers, shrubs and bushes. Wooden storage shed to remain. Apple tree. Panel fencing. Access to utility/multi-use room via 'French' doors.



Outside - Front

Low maintenance. Majority shingled. Pathway leading to entrance door. Hard standing area providing off street parking to two vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0125

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



TEMPLE CLOSE

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 is as to their operability or efficiency can be given.

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Selling properties... not promises

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