



Hunt Way Frinton-on-Sea, CO13 0RQ

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
- 17'4 Lounge
- 24'3 Kitchen Diner
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating (n/t)
- Double Garage
- No Onward Chain
- Council Tax Band E
- EPC Rating TBC



Price £475,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to:

Entrance Hall

Staircase to first floor. Under stairs storage cupboard. Radiator. Doors to:

Ground Floor Cloakroom

Comprises work surfaces with inset hand wash basin. Integrated cupboards and low level WC. Heated towel rail. Part tiled walls. Double glazed window to side.



Lounge

17'4 x 12'9

Double glazed bow bay window to front. Radiator. Inset fireplace.



Kitchen Diner

24'3 x 9'7 max

Modern kitchen comprises of square edge work surfaces with inset one and a half bowl sink unit. Inset four ring electric hob with extractor over. Built in double oven. Integrated fridge freezer. All appliances not tested. Selection of matching cupboards and drawers at eye and floor level. Radiator. Double glazed window to rear. Double glazed doors leading to conservatory. Door to:



Utility Room

8'6 x 6'9

Laminated work surfaces with inset stainless steel sink unit. Plumbing and space for washing machine and tumble dryer. Selection of matching cupboard and drawers at eye and floor level. Part tiled walls. Double glazed window to rear. Double glazed door to side.



First Floor

Double glazed window to side. Radiator. Loft access. Storage cupboard. Doors too:

Bedroom One & Dressing Area

19'4 max x 13'7

Double glazed windows to front and rear. Fitted wardrobe. Two radiators. The Dressing area has fitted wardrobes to one side with door to:



En-Suite Shower Room

Comprises low level WC. Vanity hand wash basin with drawers under. Independent shower cubicle with wall mounted shower (we understand this is current not working). Radiator. Double glazed window to rear.



Bedroom Two

18'8 x 8'7

Double glazed window to front. Radiator.



Bedroom Three

12'9 x 8'7

Double glazed window to front. Radiator.



Bedroom Four

9'10 x 9'10

Double glazed window to rear. Radiator.



Bathroom

White suite comprises of low level WC. Vanity hand wash basin with cupboards under. Panel bath. Tiled walls. Double glazed window to rear.



Outside Rear

Commencing with paved patio area with veranda. Remainder laid to lawn. Enclosed by mature trees and hedging. Summer house. Access to front via side gate. Door to garage.



Double Garage

Two up and over doors. Window to side. Power and light connected.



Outside Front

Driveway providing off street parking leading to double garage. Lawned front garden being enclosed by mature hedging and trees.



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): 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:

1026LE

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



6 HUNT WAY

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
The Action Agents

