



## Beaumont Close Walton-on-the-Naze, CO14 8TX

Being offered with no onward chain, Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME. The property is located on the popular 'Frinton Homelands' development and is conveniently positioned within half a mile of local shopping amenities with Frinton-on-Sea's town centre, seafront and mainline railway station situated within one and a half miles. A viewing is highly recommended to appreciate the accommodation on offer.

- Four Bedrooms
- Kitchen
- Lounge/Diner
- Ground Floor Cloakroom
- Family Bathroom
- Garage & Off Street Parking
- Approximately 33' Rear Garden
- No Onward Chain
- EPC Rating E
- Council Tax Band D



**Price £370,000 Freehold**

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# Beaumont Close, Walton-on-the-Naze, CO14 8TX

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR

UPVC double glazed entrance door to:

## ENTRANCE PORCH

Further glazed door leading to:

## ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Under stair storage cupboard. Doors to:



## GROUND FLOOR CLOAKROOM

Radiator. Low level WC. Sink in vanity unit with cupboard under. Tile splash back.



## LOUNGE/DINER

22'3 max x 14'7

Radiator. Double glazed window to front. Double glazed patio doors to rear.



## KITCHEN

12'7 x 8'8

Selection of matching wood fronted units at both eye and floor level. Laminated rolled edge work surfaces. Inset four ring electric hob with extractor hood above. Inset eye level oven and grill. Space and plumbing for washing machine/dish washer. Inset single drainer sink unit with tap. Part tiled walls. Double glazed window to rear. Double glazed door to rear.



## FIRST FLOOR LANDING

Double glazed window to side. Storage cupboard. Doors to:



## BEDROOM ONE

13'7 max x 10'1

Radiator. Fitted wardrobe space. Double glazed window to front.



## BEDROOM TWO

11'9 x 8'

Radiator. Double glazed window to rear.



### BEDROOM THREE

9'7 x 8'10

Radiator. Double glazed window to rear.



### BEDROOM FOUR

Radiator. Fitted wardrobe space. Double glazed window to front.



### BATHROOM

Three piece white suite. Low level WC. Hand wash basin in vanity unit with cupboards under. Panel enclosed bath with wall mounted shower attachment. Chrome effect wall mounted towel rail. Fully tiled walls. Double glazed window to rear.



### OUTSIDE - REAR

approx 33' x 28'

Paved area. Remainder laid to lawn. Borders stocked with shrubs. Personal door leading to garage which has been partitioned in half. Side gate giving access to front.



## OUTSIDE - FRONT

Hard standing area providing off street parking leading to garage with up and over door. Remainder laid to lawn.

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band; D

Payable 2025/2026 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

Non-Standard Property Features To Note:

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.

## GP/03.26

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](http://www.sheens.co.uk).

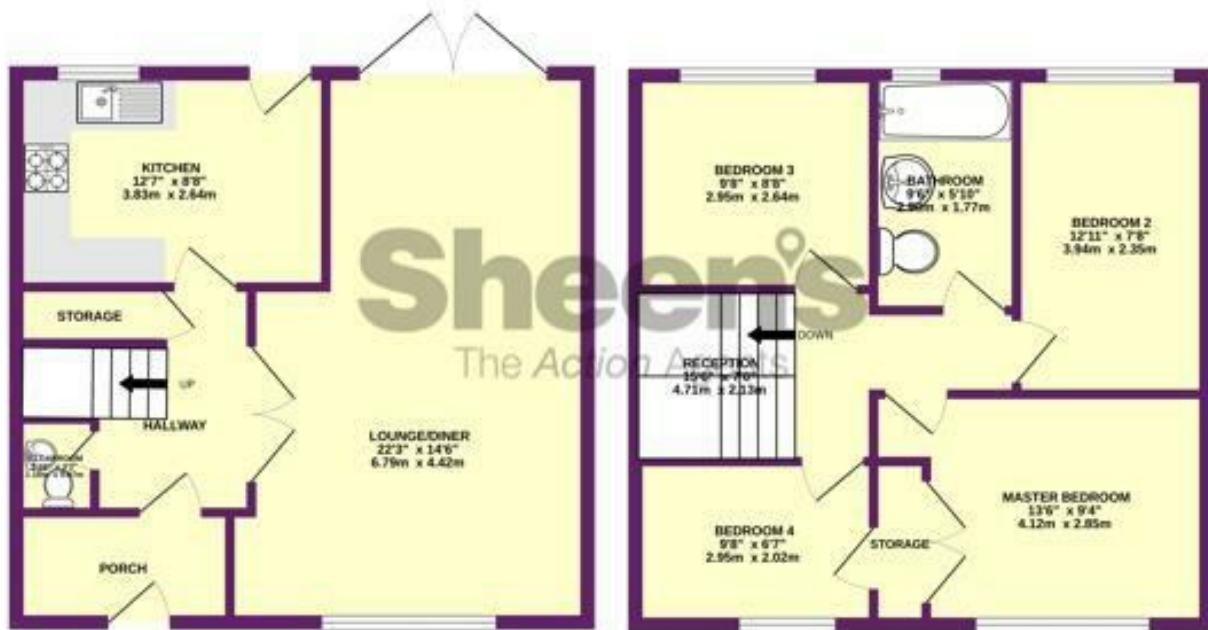
## Agents Note - Restrictive Covenants on Title

This property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, primarily contained within a Transfer dated 7 April 1976. The property also has the benefit of and is subject to specific rights regarding road connections and drainage as detailed in a 1972 Deed of Confirmation and a 1973 Conveyance. 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.

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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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 Metreplan (2022)

## Selling properties... not promises

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**Sheen's**  
The Action Agents