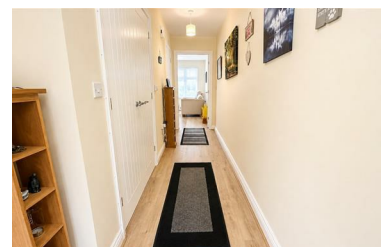




Poplar Cottages Thorpe-le-Soken, CO16 0EA

Situated in a private, gated cul-de-sac position, Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FREEHOLD TERRACE BUNGALOW exclusively for the over 55's. The property is located just off of Thorpe-le-Soken's High Street, meaning you are just a short walk from the villages amenities, shops and restaurants. A viewing is highly recommended.

- 13' Bedroom
- 16'8 Lounge
- Modern Kitchen
- Shower Room
- Triple Glazed Windows
- Private Garden & Allocated Parking
- Private Gated Community
- Over 55's
- Council Tax Band B
- EPC Rating TBC



Price £220,000 Freehold

Poplar Cottages, Thorpe-le-Soken, CO16 0EA

Accommodation comprises -

The accommodation comprises approximate room sizes:

Glazed entrance door to;

Entrance Hall

Storage cupboard housing hot water tank. Loft access. Doors to;



Bedroom

13' x 11'5 max

Triple glazed window to front.



Shower Room

Suite comprises of low level WC. Pedestal hand wash basin. Full length tiled independent shower cubicle with wall mounted shower.



Lounge

16'8 x 12'5 max

Two triple glazed windows to rear. Double glazed door leading to garden. Open access to;



Kitchen

7'9 x 6'6

Comprised laminated roll edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Selection of matching grey high gloss units at eye and floor level.



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Outside Rear

Commencing with patio paved area. Shrub borders. Summer house. Enclosed by panelled fencing. Side gate giving access to community entrance.



Outside Front

Allocated parking. Communal gardens and grounds. Electric metal gates providing security and privacy.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1771.67 Per Annum

Any Additional Property Charges: Approx. £70pm to contribute to maintenance of grounds and the electric gates.

Services Connected: (Gas): Was connected, current vendor has had it disconnected. (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: Over 55's only.

Agents Note - Restrictive Covenants & Easements on

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from Transfers dated 17 August 2015 and 23 February 2017. These include provisions regarding rights to light and air alongside exclusions under section 62 of the Law of Property Act 1925. 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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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.

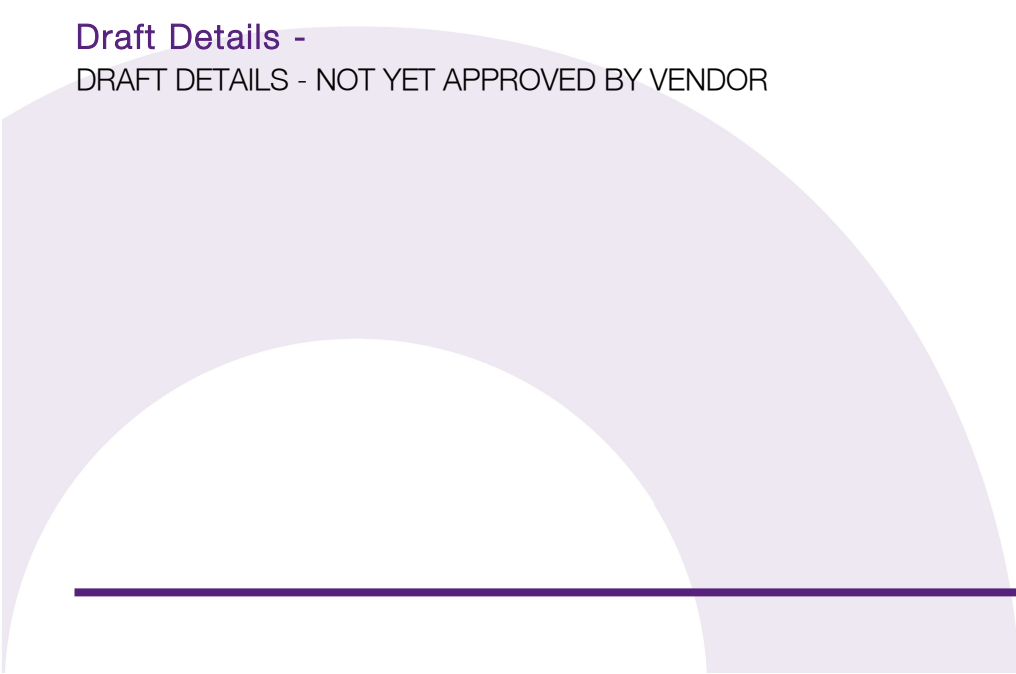
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



Selling properties... not promises

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Sheen's
The Action Agents