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Sheen's
The *Action* Agents

Easton Way
Frinton-on-Sea, CO13 9NU

Situated on a CORNER PLOT position within a stones throw of the SEAFRONT in a quiet, no through road inside the Frinton 'GATES', we have the pleasure in bringing to market this completely modernised TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts well proportioned, good sized rooms, two bathrooms, modern fitted kitchen and separate utility/multi use room. The property is conveniently located within a short stroll of shopping amenities in Frinton's town centre, an early viewing is strongly advised to avoid disappointment.

- Two Double Bedrooms
- Corner Plot Position
- Utility/Multi Use Room
- Two Bathroom's
- Garage Storage & Parking
- Conservatory/Sun Room
- Close to Seafront
- Cul-De-Sac Position Inside Frinton Gates
- Council Tax Band - C
- EPC Rating - E

Price £425,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door leading to:-

Entrance Porch

Fitted shelving. Tiled flooring. Sealed unit double glazed leadlight window to side. Sealed unit double glazed composite door leading to:-

Hallway

Exposed wood flooring. Two built in storage cupboards. Loft access with pull down ladder. Vertical radiator. Sealed unit double glazed leadlight window to side. Door to:-

Bedroom 1

14'1" x 9'2"

Built in mirrored sliding wardrobes to one wall. Wood laminate flooring. Radiator. Sealed unit double glazed leadlight bay window to front.

Bedroom 2

11'2" x 10'

Wood laminate flooring. Radiator. Obscured sealed unit double glazed leadlight window to side.

Kitchen

11'3" x 8'7"

Fitted with a range of modern handle less units. Rolled edge marble work surfaces. Inset one and a half bowl ceramic sink drainer unit with mixer tap. Space for Rangemaster style cooker with extractor hood above. Further selection of matching units at both eye and floor level. Integrated dishwasher, fridge and freezer. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed leadlight window to side. Obscured sealed unit double glazed door giving access to:-

Utility/Multi Use Room

25'3" x 8'2"

Marble effect rolled edge worksurfaces with cupboards and storage shelves under. Fully fitted full length storage cupboards with sliding doors to one wall. Central island with marble effect rolled edge worksurfaces and storage shelves under. Plumbing for washing machine and fridge/freezer. Polycarbonate roof. Obscured sealed unit double glazed door giving access to rear. Door leading to garage storage. Door to:-

Bathroom

Modern fitted with a white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment. Fitted TV to remain. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Garage Storage

10'8" x 8'9"

Polycarbonate roof. Fitted shelving. Outside tap. Electric roller door giving access to front.

Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Shower cubicle with integrated shower with overhead rainfall and separate attachment. Fully tiled wall. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed leadlight window to rear.

Lounge

20' x 12'

Marble fireplace. Exposed wood flooring. Two vertical radiators. Sealed unit double glazed leadlight window to front. Two half moon sealed unit double glazed leadlight windows to side. Sealed unit double glazed French style doors with full length glazed panels leading to:-

Conservatory/Sun Room

12'9" x 9'9"

Part brick base. Polycarbonate roof. Radiator. Wood laminate flooring. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door giving access to rear.

Outside - Rear

Raised wood decked entertaining and seating area. Raised beds stocking shrubs and flowers. Outside tap. Outside sockets. Door leading to workshop with power and lighting connected on separate fuse board. Open access to:-

Alternate Outside Rear View

Outside - Side

Large hardstanding patio area. Raised pond with array of shrubs and bushes. Borders well stocked with flowers, shrubs and trees. Hardstanding concreted area for potential extension as already has mains drainage, water and electrics. Part enclosed by panelled fencing. Picket fence. Gate leading to front.

Outside - Front

Beautifully landscaped. Part shingled. Inset sunken pond. Array of flowers, shrubs and bushes. Fruit trees including apple, plum, cherry and cob nuts. Open access to front with further hardstanding area providing ample off street parking for three vehicles leading to garage/storage. Electric car charging point to potentially remain.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2025/2026 £2059.18 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 0526

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.

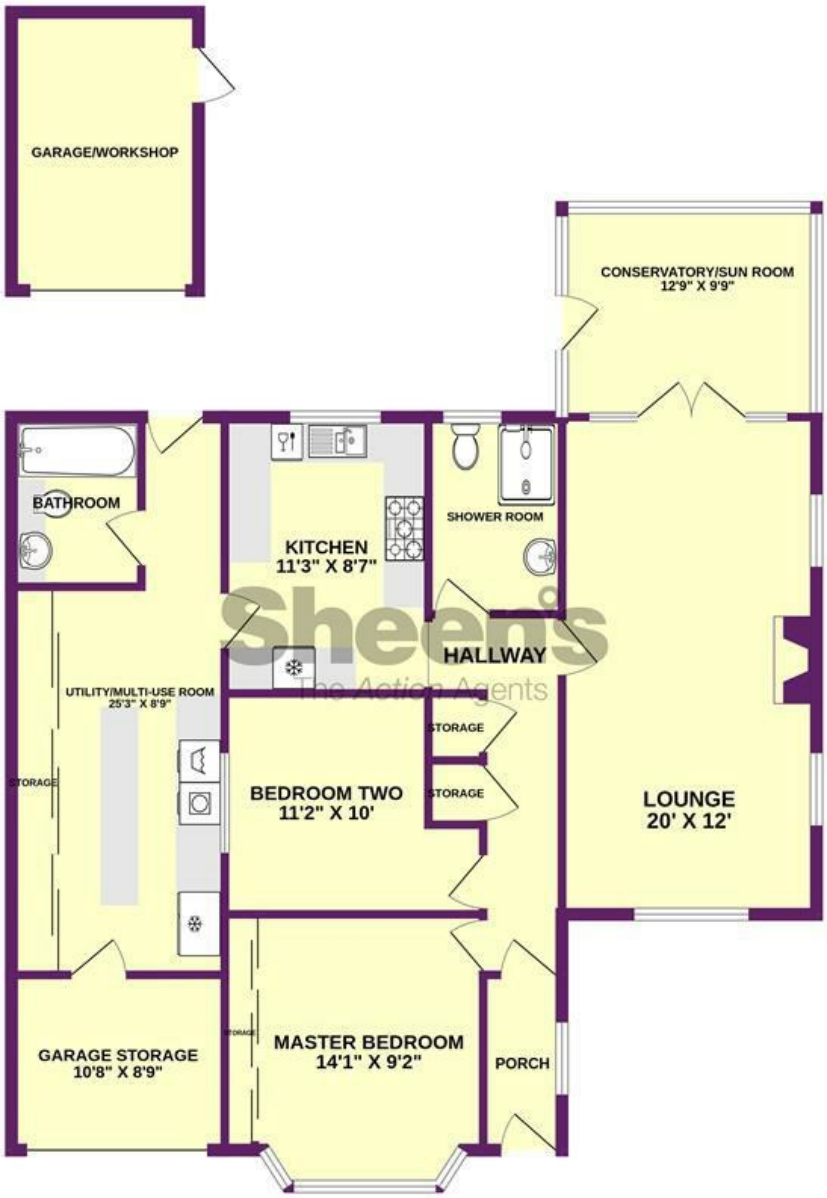
Particular Disclaimer

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.

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 1962 Transfer and Conveyances from 1907, 1911, and 1914. These include restrictions to private residential use only, prohibitions on the sale of alcohol and "noisome" trades, and provisions regarding boundary fences and rights to light and air. 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



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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