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Sheen's
The *Action* Agents



High Street
Thorpe-le-Soken, CO16 0EA

***** GUIDE PRICE £385,000 - £400,000 ***** Situated in the historic village of Thorpe-Le-Soken, down a secluded, private road, Sheen's Estate Agents are delighted to bring to market this MODERN, THREE DOUBLE BEDROOM DETACHED HOUSE. The property boasts an en-suite to master bedroom and off street parking for two vehicles. The property is within walking distance of primary and secondary schools and is conveniently located within a quarter of a mile of the mainline railway station with direct links to London Liverpool Street. Shopping amenities are within 60 meters of the property in Thorpe High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- 16'7 Dining/Family Room
- 11'9 Sitting Room
- 13'4 Modern Kitchen
- 12'11 Conservatory
- Carport Providing Parking for Three Cars
- Private Road
- Rear Garden
- Council Tax Band D
- EPC Rating D







Guide Price £385,000 Freehold

The accommodation comprises approximate room sizes:

Sealed unit double glazed hardwood entrance door leading to:

Entrance Hall

Radiator. Under stairs storage cupboard. Doors to:



Ground Floor Cloakroom

Comprises; Low level WC. Corner wall mounted wash hand basin with tiled splash back. Radiator. Double glazed window to front.



Sitting Room

11'9 x 9'3

Double glazed window to front. Radiator. Double doors leading too;



Family/Dining Room

16'7 x 11'9 max

Feature stone effect fire place. Radiator. Double glazed patio doors leading to conservatory. Open access to;









Kitchen

13'4 x 7'4

Stunning recently fitted kitchen comprising of; Square edge marble effect work surfaces. Integrated sink with routed drainer grooves. Inset four ring electric hob. Built in double oven with microwave space above. Integrated dishwasher. All appliances not tested. Plumbing and space for washing machine, tumble dryer and American style fridge freezer. Selection of White high gloss units at eye and floor level including walk-in corner larder cupboard. Wall mounted gas boiler concealed in cupboard (not tested). Matching marble effect breakfast bar. Double glazed window to rear.





Conservatory

12'11 x 12'8

Victorian style double glazed gable fronted conservatory with a glazed roof. French doors opening onto the rear garden.



First Floor Landing

Radiator. Loft access. Airing cupboard. Doors to;

Bedroom One

16'9 x 8'4

Double glazed windows to rear and side. Radiator. Door to;







En-Suite Shower Room

Comprises of; Low level WC. Vanity wash basin with cupboards under. Independent shower cubicle with wall mounted shower. Double glazed window to rear.



Bedroom Two

12'2 x 10' plus recess

Double glazed window to rear. Radiator. Fitted wardrobes.





Bedroom Three

11'9 x 9'2

Double glazed windows to front and side. Radiator.





Bathroom

Suite comprises; Low level WC. Pedestal hand wash basin. Enclosed bath with shower attachment. Part tiled walls. Radiator. Double glazed window to rear.



Outside Rear

Enclosed by panel fencing. Paved patio with further patio seating area. Remainder being laid to lawn. Timber storage shed. Outside power supply. Double doors giving access to carport.







Outside Front

Carport offering parking for three cars.



Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2277.86 Per Annum

Any Additional Property Charges: Responsible 1/4 of cost for works associated with private road.

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: Timber framed property.

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.

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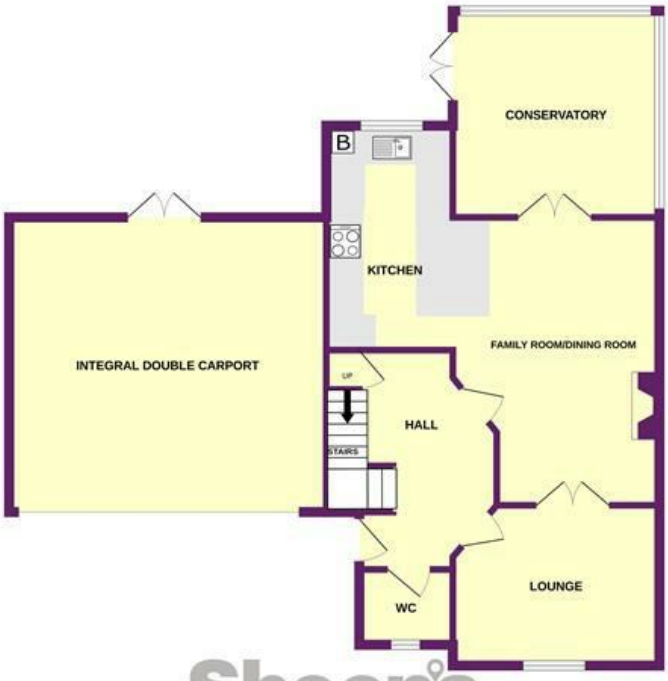
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



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1ST 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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