



High Street Thorpe-Le-Soken, CO16 0DY

Being offered with NO ONWARD CHAIN and situated in the sought after historic village of Thorpe-le Soken, Sheen's Estate Agents have the pleasure in offering for sale this charming Grade II Listed TWO BEDROOM MID TERRACED COTTAGE. The property is located in the village centre with a selection of traditional shops and direct view of the church which dates back to 1068. The mainline railway station with direct links to London Liverpool Street is conveniently situated within a third of a mile of the property and an early viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- Open Plan Lounge/Kitchen
- Gas Central Heating
- Character Filled Property
- Close to Shops & Station
- Grade II Listed
- Sought After Village
- No Onward Chain
- Council Tax Band B
- EPC Rating D

Price £215,000 Freehold



Accommodation comprises with approximate room sizes:-

Hardwood entrance door leading to:-

Lounge/Kitchen

18'5" x 12'7"

Fitted with a range of matching units. Hard edge work surfaces. Inset single drainer sink unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for washing machine. Wall mounted combination boiler providing heating and hot water throughout (not tested). Part tiled walls. Tiled flooring. Under stairs storage cupboard. Two radiators. Window to front. Two windows to rear. Exposed timber beams. Hardwood stable door to rear leading to communal area. Stair flight to first floor leading to:-

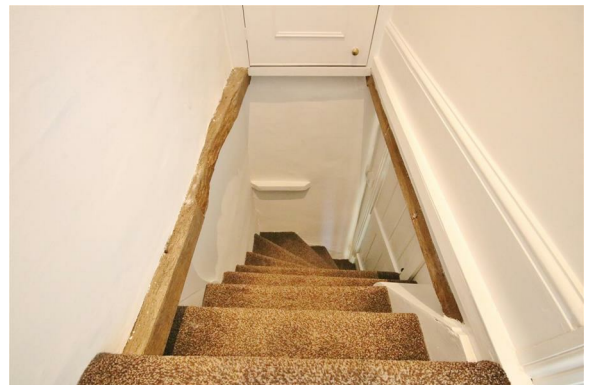


Alternate Lounge/Kitchen View



Landing

Built in storage cupboard. Doors to:-



Bedroom One

10'9" x 9'1"

Radiator. Exposed timber beams. Window to rear.



Bedroom Two

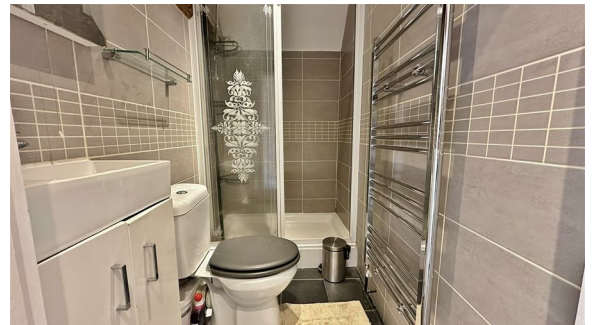
10'1" x 8'7"

Radiator. Exposed timber beams. Window to front.



Shower Room

Suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with wall mounted shower. Fully tiled walls. Tiled flooring. Fitted extractor fan. Spotlights. Heated towel rail.



Communal Area & Parking

Paved area. Drying area. Outside tap. Access to car park via rear gate. The vendor has informed us that there is a communal car park to which you have access to.



Outside - Front

Paved area. Beds stocked with shingle. Enclosed by brick wall.



Material Information - Freehold Property

Tenure: Freehold on completion.

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1771.67 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: The owner has informed us that the property comes with parking to the rear.

Restrictive Covenants & Easements.

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Transfer dated 10 February 2020 and a Lease dated 7 November 2003. These include specific provisions regarding boundary structures, the creation and passing of easements, and various rights and reservations granted for the benefit of the building. The property is currently held under both Freehold and Leasehold titles; however, these will be merged upon completion to provide a clear Freehold interest. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries

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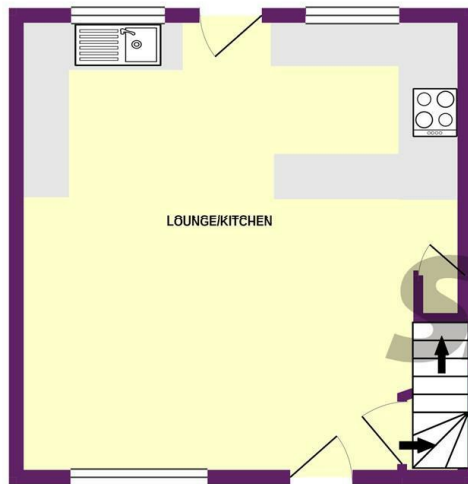
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

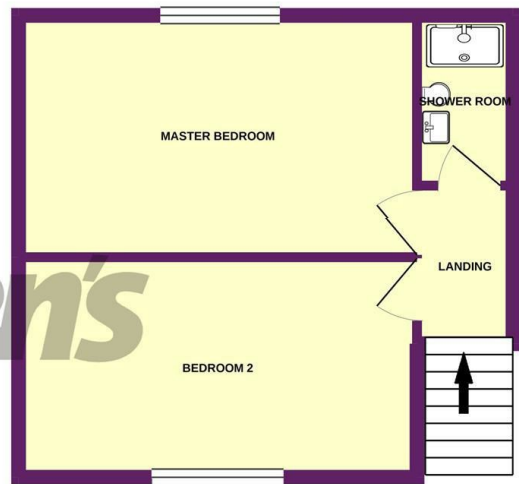
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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Selling properties... not promises

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