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Sheen's
The *Action* Agents



Frinton Road
Thorpe-le-Soken, CO16 0HZ

***** Guide Price £350,000-£375,000 ***** Situated in a non estate position Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED BUNGALOW. The property boasts an approx. 100' garden and is located in Thorpe-le-Soken which has an abundance of historic buildings. Noticeable the High Street which is lined with many attractive cottages, shops, restaurants and inns, dating from various periods over the past few centuries. The mainline railway station with its direct links to London Liverpool Street is located within one mile of the property.

- Three Bedrooms
- 18'4 Lounge
- 12'6 Kitchen
- En-Suite Shower Room
- Study
- Double Glazed Conservatory
- Approx 100' Rear Garden
- Off Street Parking
- Council Tax Band D
- EPC Rating TBC







Guide Price £350,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to

Entrance Hallway

Radiator. Loft access. Storage cupboard. Doors to:

Lounge

18'4 13'8 red to 11'

Double glazed sliding door to Conservatory. Double glazed window to side. Radiator.





Conservatory

9'6 max x 9'3

Double glazed windows to side and rear. Double glazed doors to garden.



Kitchen

12'6 x 9'2 max

Granite work surfaces with underset one and a half bowel sink unit. Inset four ring electric hob. Built in waist height double oven and grill. All appliances not tested. Plumbing and space for washing machine and fridge freezer. Breakfast bar. Selection of matching units at eye and floor level. Radiator. Double glazed window to side. Double glazed stable door to side.





Bedroom One

16'7 red 13'3 x 12'2 plus wardrobes

Two double glazed windows to front. Radiator. Fitted bedroom furniture. Door to:





En-Suite

Comprises independent shower cubicle with wall mounted shower. Wall mounted hand wash basin. Low level WC. Fully tiled walls. Radiator. Double glazed window to side.



Bedroom Two

13'1 x 7'9

Double glazed window to side. Radiator. Fitted bedroom wardrobes. Door to:



Study

14'6 x 7'9

Formally the garage - Double glazed window to side. Storage cupboard housing wall mounted gas boiler (not tested).



Bedroom Three

10'7 x 9'8

Double glazed window to side. Radiator.



Bathroom

White suite. Comprises low level WC. Vanity hand wash basin with drawers under. Panel bath. Tiled walls. Heated towel rail. Double glazed window to side.



Outside Rear

approx 100'

Measuring approx 100' and commencing with block paved patio area. Summer house and a selection of various potting sheds and storage sheds. Well stocked with flow and shrub boarders. Remainder being laid to lawn. Enclosed by panel fencing. Access to front.







Outside Front

Block paved driveway providing off street parking for numerous cars. Enclosed by panel fencing and wooden gate. Remainder laid to lawn. Up and over door giving access to storage garage.



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:

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:

0926LE

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

Agents Note - No Restrictive Covenants on Title

The Land Registry Charges Register for this title contains no active restrictive covenants or easements. 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 the 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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Selling properties... not promises

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