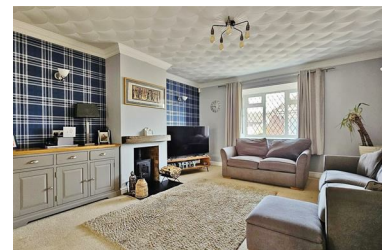




## Skrymans Fee Frinton-on-Sea, CO13 0RN

Situated on the sought after 'Frietuna' development occupying a large corner plot is this modern, THREE BEDROOM DETACHED BUNGALOW with a DOUBLE GARAGE. The property boasts good sized accommodation throughout with a modern fitted kitchen leading into a spacious lounge and conservatory, en-suite to the master bedroom and a SOUTH FACING rear garden. Frinton's town centre, mainline railway station and seafront are conveniently located within one mile of the property and an early viewing is highly recommended to appreciate the property on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- South Facing Garden
- Double Garage & Ample Off Street Parking
- Corner Plot In A Cul-De-Sac Position
- Large Conservatory
- Modern Kitchen & Bathrooms
- Popular 'Frietuna' Development
- Council Tax Band - E
- EPC Rating - C



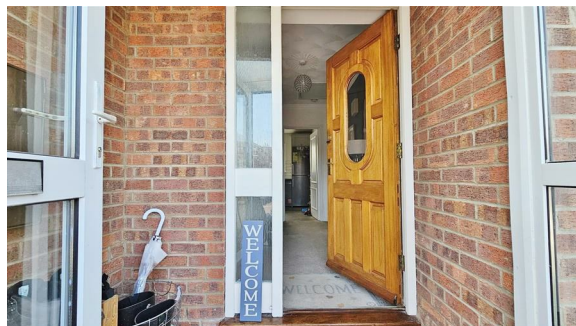
**Price £415,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

### Porch

Wood effect vinyl flooring. Hardwood door leading to:



### Hallway

Built in airing cupboard housing combination boiler. Built in storage cupboard. Loft access. Radiator. Doors to:



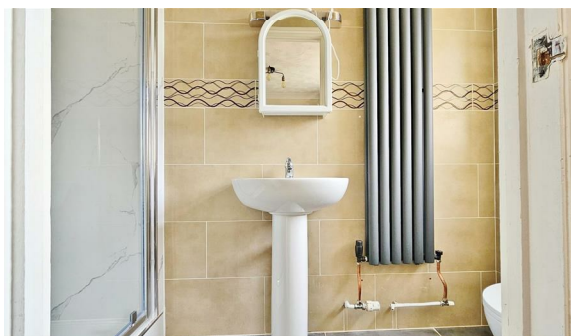
### Master Bedroom

13'2" max x 9'2"

Radiator. Sealed unit double glazed leadlight window to rear. Door to:

### En-Suite

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment and rainfall shower head. Part tiled walls. Weatherboard splashback. Tiled flooring. Vertical radiator. Obscured sealed unit double glazed leadlight window to rear.



### Bedroom Two

9'9" x 9'2"

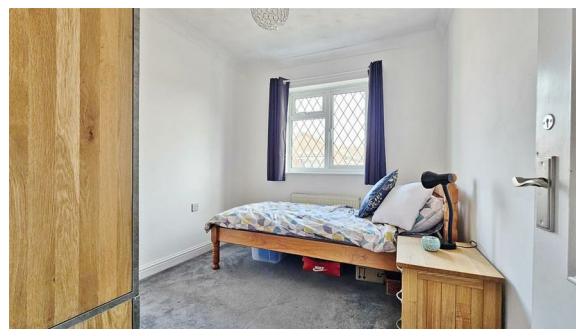
Radiator. Sealed unit double glazed leadlight window to front.



### Bedroom Three

9'9" x 8'3"

Radiator. Sealed unit double glazed leadlight window to front.



### Bathroom

Modern four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment. Walk in shower with fitted shower screen and wall mounted shower attachment. Weatherboard splashback. Wooden effect vinyl flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double leadlight window to rear.



## Lounge

17'4" x 16'3" into dr

Log burner. Wall lights. Two radiators. Sealed unit double glazed leadlight window to front. Double doors leading to:



## Kitchen/Diner

19'10" x 9'9"

Fitted with a range of matching shaker style fronted units. Laminated hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob. Built in eye level electric oven and integrated microwave. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Wood effect vinyl flooring. Spotlights. Featured wall mounted radiator. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to:



## Alternate Kitchen/Diner View



## Conservatory

18'9" x 9'7"

Radiator. Sealed unit double windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to rear garden. Sealed unit double glazed door leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs, trees and bushes. Outside light. Private access door to double garage with power and light connected. Access to front via side gate. Enclosed by brick wall and panelled fencing.



## Outside - Front

Corner plot position. Hardstanding concrete area providing off street parking for several vehicles leading to double garage with up and over door. Pathway leading to entrance door. Remainder laid to lawn. Beds stocked with an array of flowers, shrubs and bushes.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2709.47

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

## JD 0825

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.

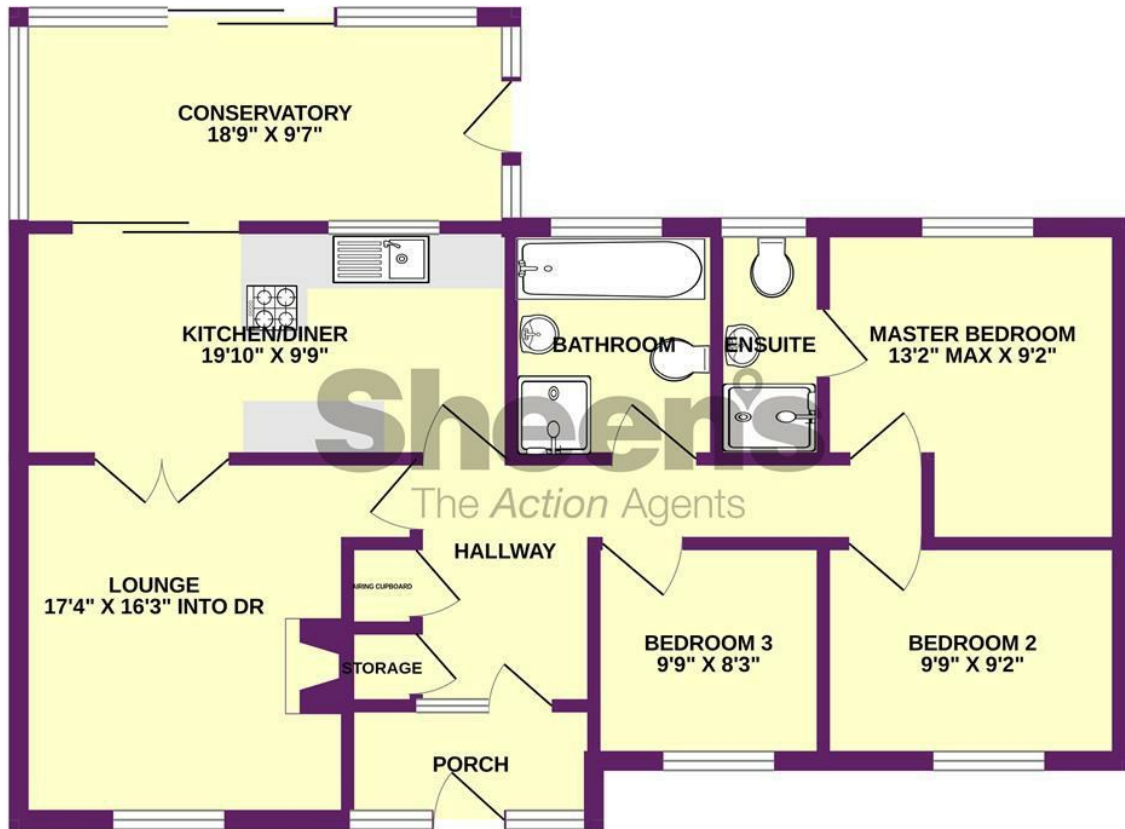
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.



## 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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**Sheen's**  
The Action Agents