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Sheen's
The *Action* Agents



Frinton Road
Frinton-On-Sea, CO13 0HJ

Situated in a NON-ESTATE position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. There is a detached garage with ample off street parking for several vehicles and a South facing rear garden. Located within half a mile of local shopping amenities and within one mile of Frinton's town centre, mainline railway and seafront an early viewing is strongly recommended the appreciate the accommodation on offer.

- Two Double Bedrooms
- 15' x 11'2 Lounge
- 11' Kitchen
- Double Glazed Windows
- Gas Central Heating
- South Facing Rear Garden
- Garage & Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating D







Price £275,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Porch

Double glazed windows to side and front. Further glazed door to:

Entrance Hall

Loft access. Double storage cupboard. Doors to:

Lounge

15' x 11'2

Double glazed window to side. Radiator. Fireplace. Double glazed doors to garden.





Kitchen

11'2 x 10'9

Comprises laminated work surfaces with inset one and a half bowl single drainer sink unit. Space for oven and washing machine. Two larder cupboards. Tile splash backs. Selection of matching kitchen units at eye and floor level. Radiator. Double glazed window to rear. Double glazed door to side.





Bedroom One

12' x 11'

Double glazed window to front and side. Radiator.





Bedroom Two

12' x 9'

Double glazed window to side. Radiator.



Bathroom

White suite comprises low level WC. Pedestal wash hand basin. P shaped bath. Radiator. Two double glazed windows to side.



Outside Rear

South facing and measuring approx. 70'. Hard standing patio area. Mainly laid to lawn. Apple and Pear trees. Panel fencing. Door leading to garage.





Outside Front

Driveway providing off street parking for numerous vehicles leading to garage. Garage has up and over door with personal door to side leading to garden. The remainder of the front garden is laid to lawn and mature shrubs.



Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; C Payable 2026/2027 £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:

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. This is common on most properties in England and Wales. These should always be looked at by your legal representative who can advise you further

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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.

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

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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