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Sheen's
The *Action* Agents

Swallows Way
Walton-on-the-Naze, CO14 8FQ

** NO ONWARD CHAIN ** Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM COACH HOUSE. The property is located on the highly sought after Hamford Park Development and is only a short walk away from Walton and Frinton Yatch Club with local shopping facilities positioned within 200 metres. The property benefits from two bedrooms, open plan kitchen/lounge and three parking spaces. Viewing is highly recommended.

- Two Bedrooms
- 18'2 Lounge/Kitchen
- Family Bathroom
- Double Glazed Windows
- Gas Central Heating
- Freehold
- Three Parking Spaces
- No Onward Chain
- Council Tax Band C
- EPC Rating B

Price £200,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Entrance door to;

Entrance Hall

Radiator. Stair flight to first floor.

First Floor Landing

Double glazed window to rear. Radiator. Storage cupboard housing wall mounted gas boiler (not tested). Doors to:

Lounge/Kitchen

18'2 x 12'2

Fitted with a range of white high gloss units at both eye and floor level. Laminated square edge work surfaces with inset one and half bowl single drainer stainless steel sink unit. Integrated electric oven. Inset four ring gas hob with extractor hood above. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. All appliances not tested. Double glazed window to front and rear. Two radiators.

Bedroom One

13'1 x 11'3

Double glazed window to front. Radiator.

Bedroom Two

10'7 x 8'3

Double glazed window to front. Radiator. Loft access.

Bathroom

Three piece white suite. Low level WC. Pedestal hand wash basin. Panel enclosed bath with wall mounted shower. Part tiled walls. Radiator. Double glazed frosted window to rear.

Outside Front

Carport measuring 18'4 x 10'5. Providing off street parking. Storage cupboard.

Outside Rear

Two allocated parking spaces located to the right hand side. Spaces are one behind the other.

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: Approx £220 pa service charge.

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. These are common on most properties in England & 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.

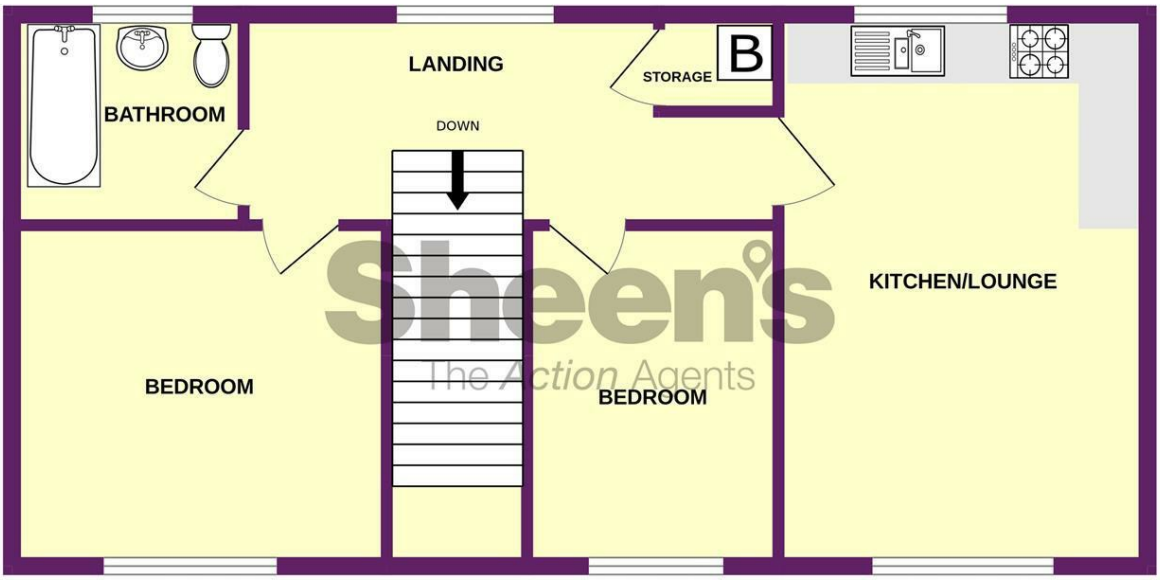
Particular Disclaimer -

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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