149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

The Stokes

Walton-on-the-Naze, CO14 8RH

TWO BEDROOM DETACHED BUNGALOW being offered with NO ONWARD CHAIN. The property benefits from a spacious lounge/diner, fitted kitchen, two bedrooms, bathroom and separate W.C. Externally, the property boasts a covered decking area, ideal for outdoor seating and entertaining, along with a summer house and bar outbuildings, providing additional space to enjoy with family and friends. Further benefits include a driveway providing off-street parking and a garage. Offering versatile accommodation throughout, this bungalow would make an ideal purchase for those seeking single-storey living.

- Detached Bungalow
- Two Bedrooms
- 19'5 x 18'5 L-Shape Lounge/Diner
- 11'6 x 10'1 Kitchen
- Garage & Driveway
- Covered Decking
- No Onward Chain
- Amenities Nearby
- Close To Seafront
- Council Tax Band: C

Price £280,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Porch

Double glazed sliding door leading to entrance hall.

Entrance hall

Radiator. Loft access. Doors leading to;

Louge/Diner

19'5 x 18'5

L-Shape lounge diner. 2 Radiators. Double glazed windows to side and rear. Double glazed sliding door leading to rear garden.

Kitchen

11'6 x 10'1

Rolltop worktops with one and a half bowl single drainer sink unit. Four ring gas hob with oven under and extractor hood over. All appliances not tested. Selection of matching units at eye and floor level. Part tiled walls. Radiator. Double glazed window to side. Double glazed door leading to garden.

Bedroom One

13'0 x 10'4

Double glazed window to front. Radiator. Storage cupboard.

Bedroom Two

9'11 x 8'8

Double glazed window to front. Radiator.

Bathroom

5'9 x 5'7

Panelled bath with shower overhead. Sink basin. Tiled walls. Heated towel rail. Double glazed window to size.

Seperate W/C

5'6 x 2'8

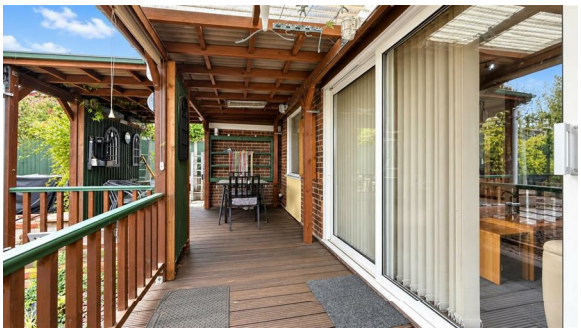
Double glazed window to side. Radiator.

Outside Front

Driveway leading to garage and front door. Side access to rear garden and kitchen.

Outside Rear

Covered decking area. Shingle and shrub borders and beds. Timber outbuildings. Pond. Access to garage.



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

The property is subject to rights reserved, restrictive covenants and provisions relating to light or air contained in a Transfer dated 16 September 1971. The precise terms are not detailed in the title register.

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.

JB 10/26

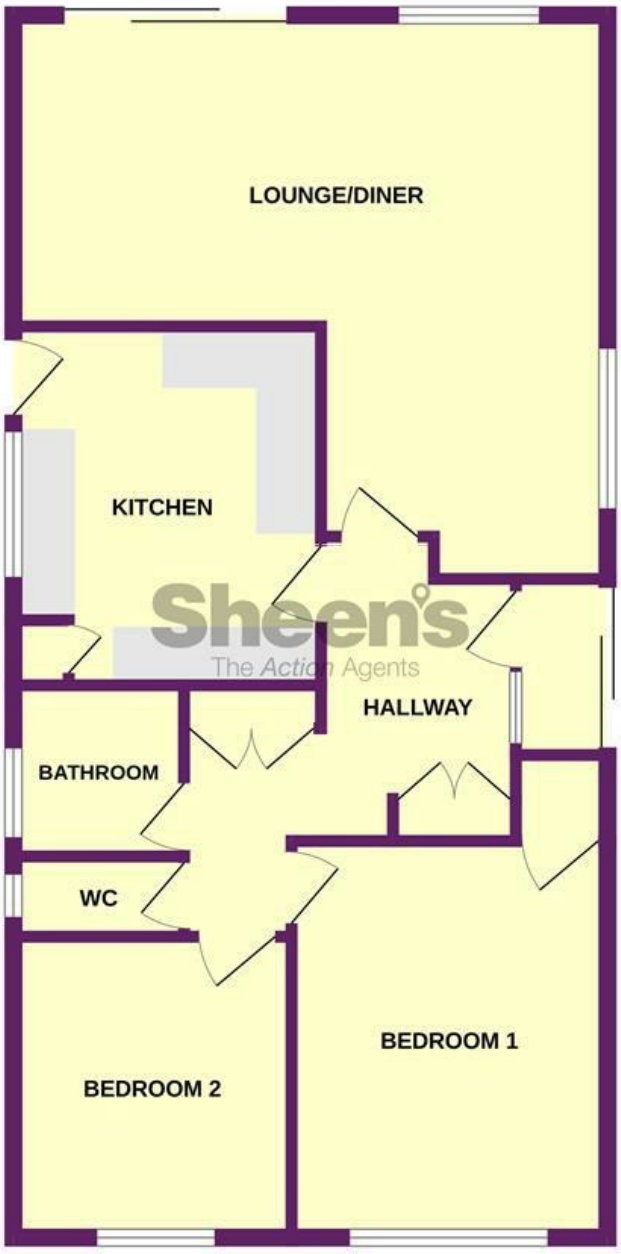
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

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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Selling properties... not promises

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