



## Pole Barn Lane Frinton-on-Sea, CO13 9NQ

Being offered with NO ONWARD CHAIN and located within the 'Gates' of the sought after coastal town of Frinton-on-Sea, is this spacious TWO/THREE BEDROOM DETACHED BUNGALOW. The property boasts a 10'3" welcoming entrance hall, 26'10" lounge/diner with open access into the kitchen/breakfast room. There are three well proportion bedrooms one leading into a conservatory. To the rear there is a 60' well maintained south facing rear garden and to the front there is an in/out driveway providing of street parking. Perfectly located within easy reach of Frintons town centre located approximately quarter of a mile away along with the seafront within a similar distance. An early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- Two/Three Bedrooms
- 26'10" Lounge/Diner With Open Fireplace
- 14' Kitchen/Breakfast Room
- Inside The 'Gates'
- Modern Fitted Wet Room
- 60' South Facing Rear Garden
- No Onward Chain
- Off Street Parking With In/Out Driveway
- EPC Rating TBC
- Council Tax Band - C



**Price £425,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:

### Hallway

10'5" x 8'6"

Built in airing cupboard housing hot water cylinder. Two fitted storage cupboards. Radiator. Sealed unit double glazed windows to front. Doors to:



### Bedroom

15'7" x 10'8"

Built in wardrobes to one wall with sliding doors and over head storage. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



## Lounge/Diner

26'10" x 13'2"

Brick built fireplace with inset open fire under. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed 'Georgian' style door giving access to rear. Door to inner hall. Open access to:



### Kitchen/Breakfast Room

14' x 10'4"

Fitted with a range of medium oak effect fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Integrated fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed window side. Sealed unit double glazed door giving access to rear.



### Inner Hall

Doors to:

### Bedroom/Sitting Room

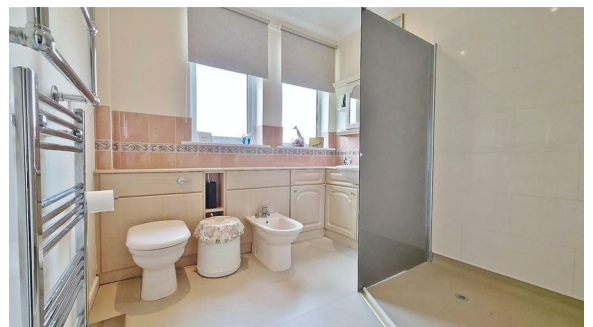
14'3" x 13'2"

Two radiators. Two sealed unit double glazed windows to both side aspects. Sealed unit double glazed patio doors leading to:



### Wet Room

Suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Bidet. Wall mounted electric shower with fitted glass shower screen and soak away. Part tiled walls. Fitted extractor fan. Heated towel rail. Two obscured sealed unit double glazed windows to front.



## Bedroom

11'10" x 9'6"

Radiator. Two sealed unit double glazed windows to side and front aspect.



## Conservatory

10'7" x 8'5"

Part brick base. Poly-carbonated pitched roof. Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors giving access to rear.



## Outside - Rear

60'

Large patio entertaining area. Majority laid to lawn. Rockery with water feature. Array of mature shrubs and trees. Timber constructed workshop. Timber constructed shed. Enclosed by panel fencing. Outside lights. Access to front via side.



## Outside - Front

Paved hard standing area providing off street parking with an in/out driveway. Raised beds stocking shrubs and bushes.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF/12.25

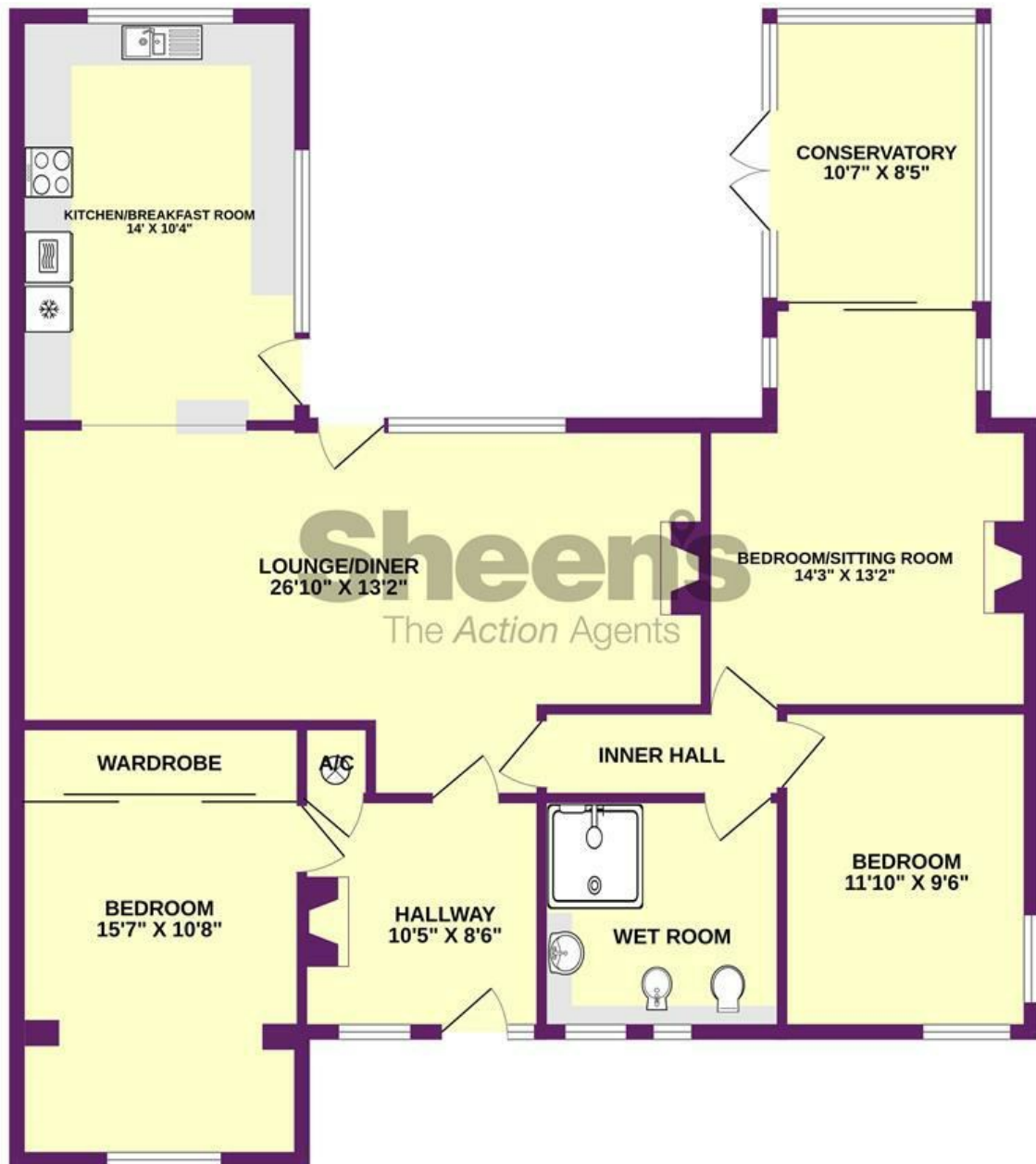
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal 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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