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Sheen's
The *Action* Agents



Woodside

Walton-on-the-Naze, CO14 8NR

Offered with no onward chain, this two-bedroom detached bungalow benefits from a rear dining room extension, driveway parking and a rear garden with a summer house. The accommodation comprises an entrance hallway, two front-facing bedrooms, a bathroom, kitchen and separate lounge. The dining room extension connects with both the kitchen and lounge, providing a sociable space for everyday dining and entertaining, with bi-fold doors opening onto the rear garden. Outside, the driveway provides off-road parking, while the rear garden offers space to relax and enjoy the outdoors, complemented by a summer house.

- Detached Bungalow
- Two Bedrooms
- Extended
- 17'7 x 10'9 Lounge
- 18'9 x 10'6 Dining Room
- Bi-Fold Doors
- Driveway
- Close To Seafront
- Council Tax Band C
- EPC Rating TBC







Price £290,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Hallway

Radiator. Loft access. Doors leading to;

Lounge





17'7 x 10'9

Radiator. Wood effect laminate flooring. Access to;

Dining Room





18'9 x 10'6

Double glazed window to rear. Loft access. Double glazed bi-fold doors leading to rear garden. Double glazed door leading to side/rear garden.

Kitchen

12'7 x 9'11

Double glazed window to side. Matching eye level and base level units. Single drainer stainless steel sink. Range cooker. Integrated dishwasher (not tested). Integrated washing machine (not tested). Space for fridge/freezer. Wall mounted boiler housed in cupboard (not tested).





Bedroom One

12'2 x 11'11

Double glazed window to front. Radiator.



Bedroom Two

11'10 x 9'11

Double glazed window to front. Radiator.



Bathroom

7'11 x 5'7

Double glazed obscured windows to side. Wash hand basin. Low level W/C. Tiled flooring. Panelled bath with shower overhead. Heated towel rail (not tested).



Outside Front



Outside Rear









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): Tes (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 benefits from and is subject to rights, restrictive covenants (as modified), and light, air and boundary provisions in historic deeds; registration of a sale requires the lender's written consent.

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.

AML Regulations -

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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