



LAMB & CO

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Inspired by property, driven by passion.



TURPINS LANE, FRINTON-ON-SEA, CO13 0PB

OIEO £425,000

A newly constructed bungalow nestled in a peaceful lane within a sought after village location, just minutes from the golden beaches of Frinton-On-Sea. This charming residence provides the perfect blend of modern comfort, energy efficiency, and rural serenity. Boasting meticulous attention to detail, the bungalow welcomes residents with spacious interiors and a seamless flow of natural light throughout.

- Two Double Bedrooms
- Sought After Location
- Underfloor Heating
- New Build
- Ensuite To Bedroom One
- EV Charger
- No Onward Chain
- EPC - TBC
- Exclusive Mews Development



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM ONE

11'7" x 10'6" (3.53m x 3.20m)



ENSUITE

8'2" x 3'8" (2.49m x 1.12m)



BEDROOM TWO

12'3" x 8'6" (3.73m x 2.59m)



BATHROOM

8'0" x 6'0" (2.44m x 1.83m)



KITCHEN/LOUNGE

24'8" x 15'6" (7.52m x 4.72m)



of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Additional Information Clacton

Council Tax Band: TBC

Heating: Gas

Seller's Position: No onward chain

Garden Facing:

KITCHEN AREA



LOUNGE AREA

GARAGE

22'9" x 10'0" (6.93m x 3.05m)

AML

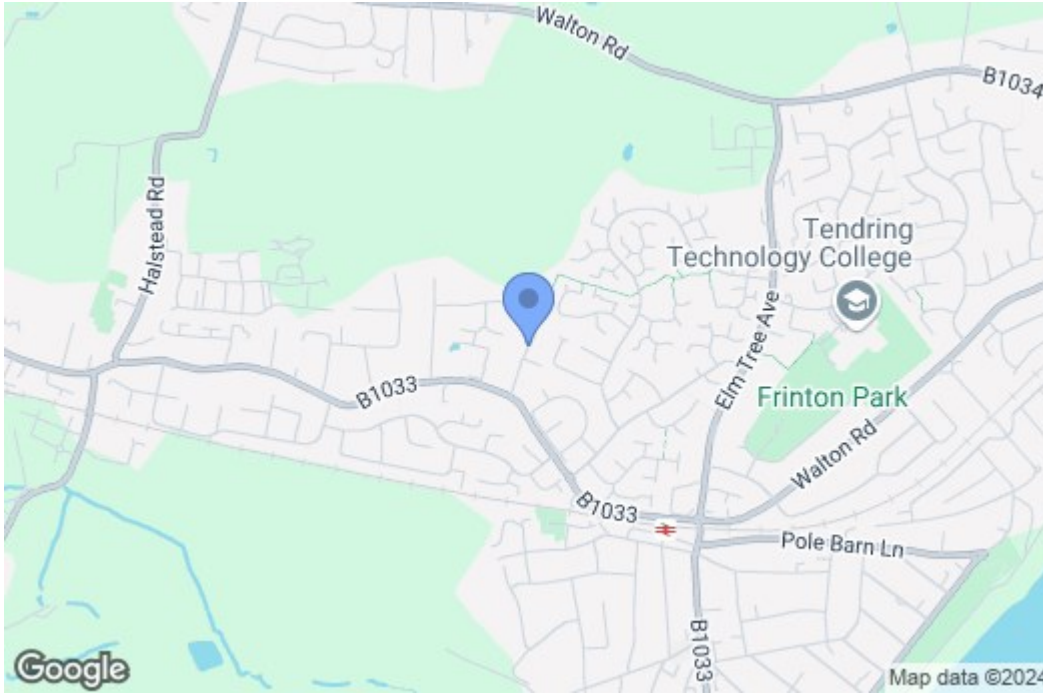
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

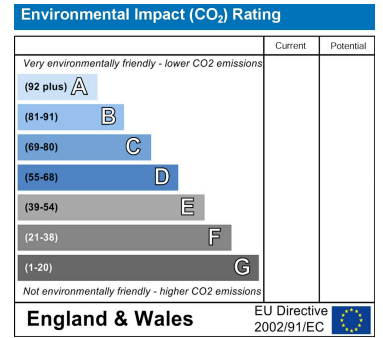
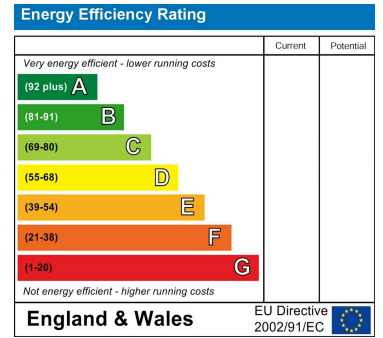
Agents Note Sales

PLEASE NOTE - Although we have not tested any

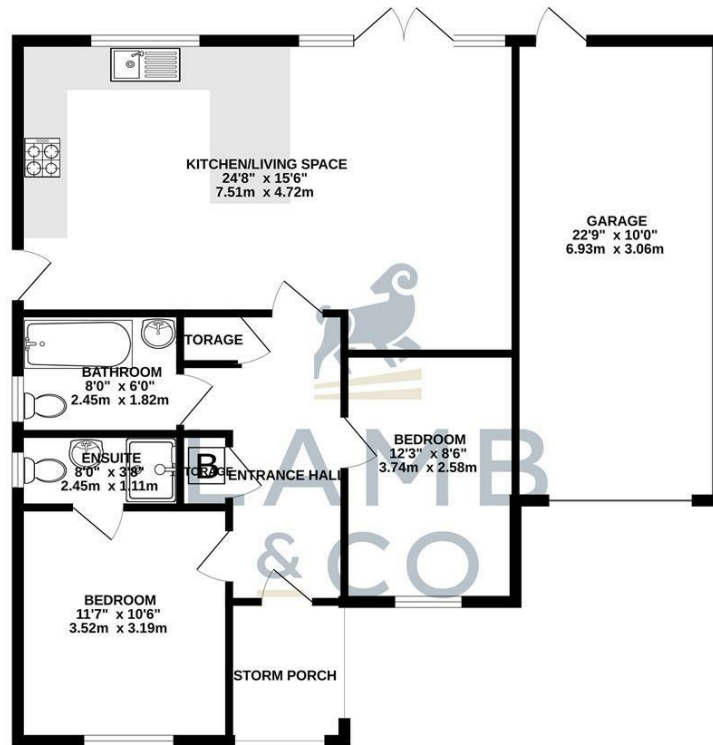
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1024 sq.ft. (95.1 sq.m.) approx.
 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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