



LAMB & CO

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

PRICE £450,000

'Poppy Mews' is a newly constructed bungalow nestled in a peaceful lane, 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 Bedrooms
- Exclusive Mews Development
- Under Floor Heating
- New Home
- En Suite to Bedroom One
- EV Charger
- No Onward Chain
- EPC TBC
- Sought After Location



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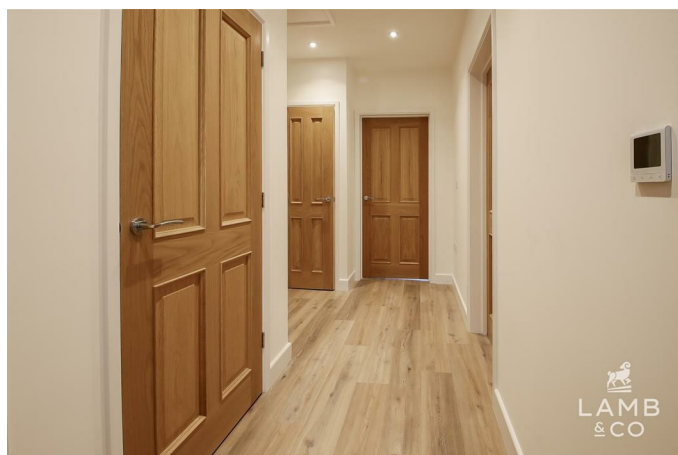


Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**STORM PORCH**

**ENTRANCE HALL**



**BEROOM ONE**

11'7 x 11'0 (3.53m x 3.35m)

**EN SUITE**

9'0 x 4'0 (2.74m x 1.22m)



**BEDROOM TWO**

12'5 x 8'6 (3.78m x 2.59m)

**BATHROOM**

8'2 x 6'0 (2.49m x 1.83m)



**KITCHEN/ LIVING SPACE**

25'5 x 13'4 (7.75m x 4.06m)



**REAR GARDEN**



## Additional Info

Council Tax Band: TBC

Heating: Under Floor/ Gas Central

Seller's Position: New Build/ No Onward Chain

Garden Facing:

## Agents Note Sales

PLEASE NOTE - Although we have not tested any 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.

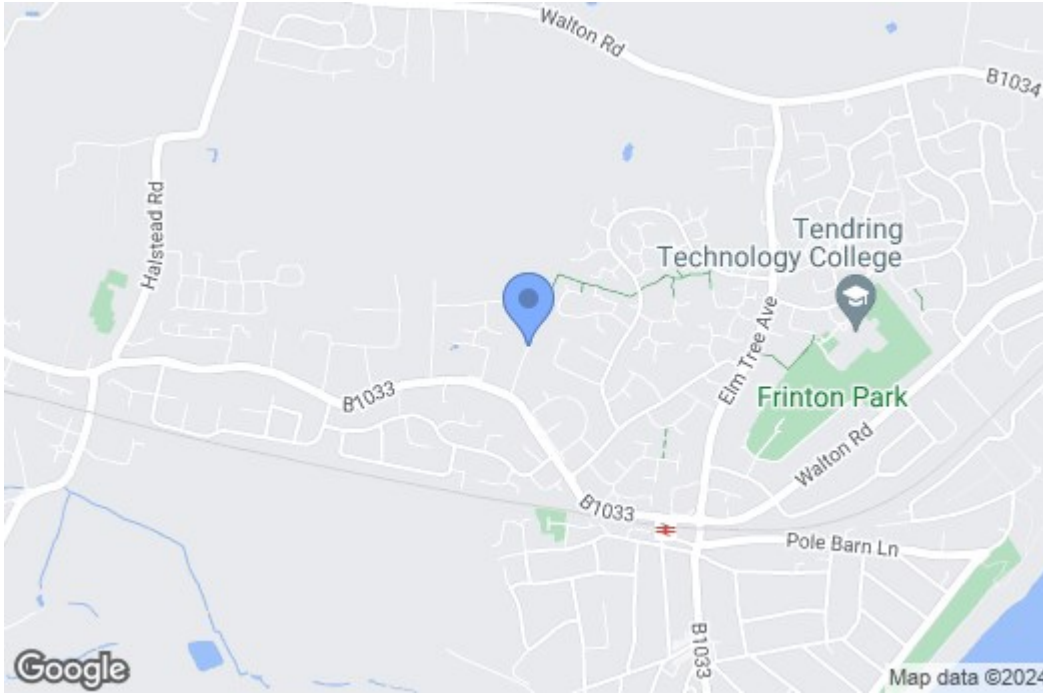
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

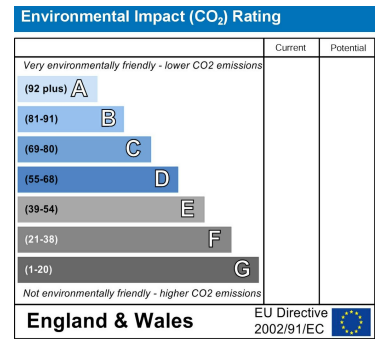
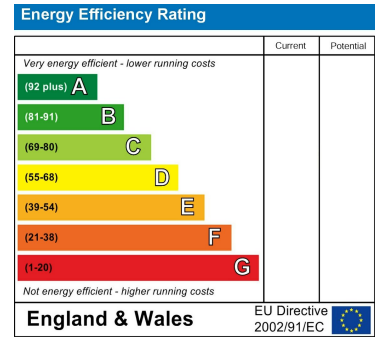
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



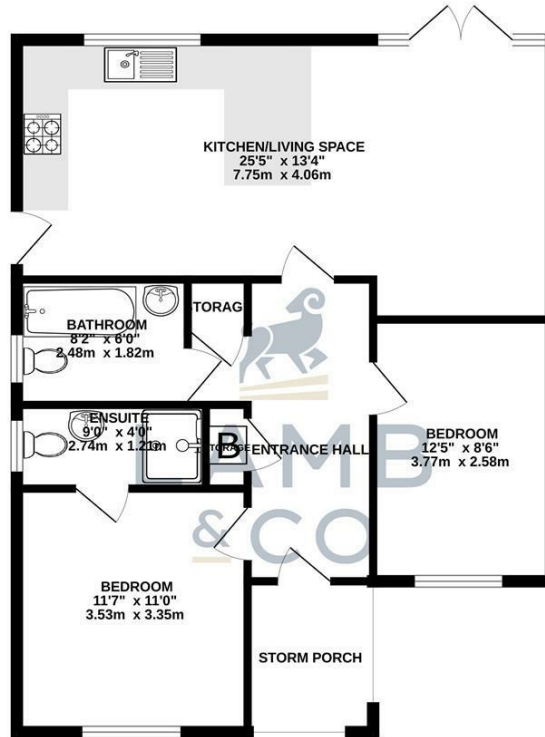
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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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