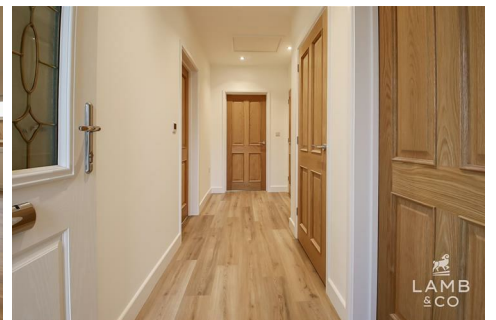




LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £425,000

'Malope View' 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
- Ready to Move In
- 10 Year Structural Warranty
- New Development of Just Four Bungalows
- Sought After Location
- Garage
- High Spec Finish
- EPC B
- Open Plan Living Space



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM ONE

11'7 x 10'7 (3.53m x 3.23m)



### EN-SUITE

8' x 3'7 (2.44m x 1.09m)



### BEDROOM TWO

12'4 x 8'3 (3.76m x 2.51m)



### BATHROOM

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





## KITCHEN/LIVING

24'7 x 15'6 (7.49m x 4.72m)



## FRONT



## KITCHEN AREA



## REAR



## LIVING AREA

## OUTSIDE

### Additional Info

Council Tax Band: TBC

Heating: Gas fired underfloor heating

Services: Mains gas, electric, water & sewer

Broadband: Superfast (up to 20mpbs)

Mobile Coverage: Indoor - Limited / Outdoor - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Medium / Rivers & Sea - Very Low

Additional Charges: Annual Estate Charge - TBC

Seller's Position: No Onward Chain (New build)

Garden Facing: West

Warranty: 10 Year Structural Warranty

## 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.

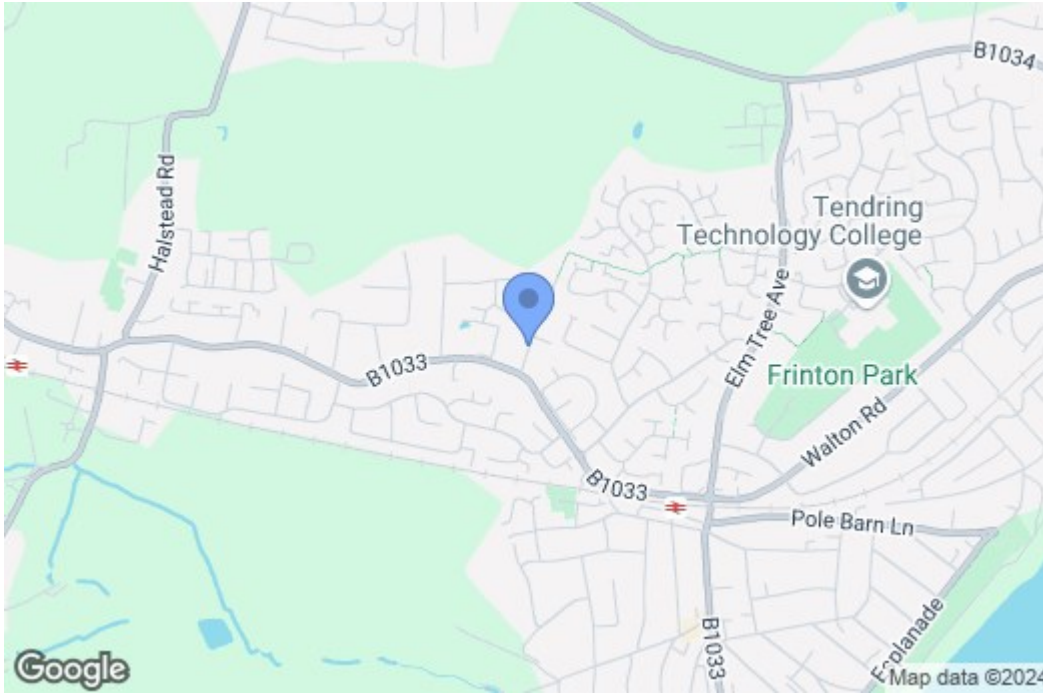
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

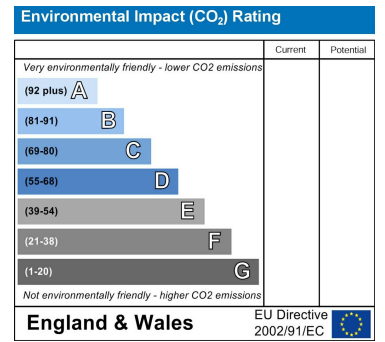
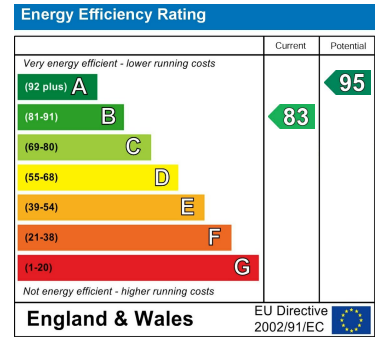
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



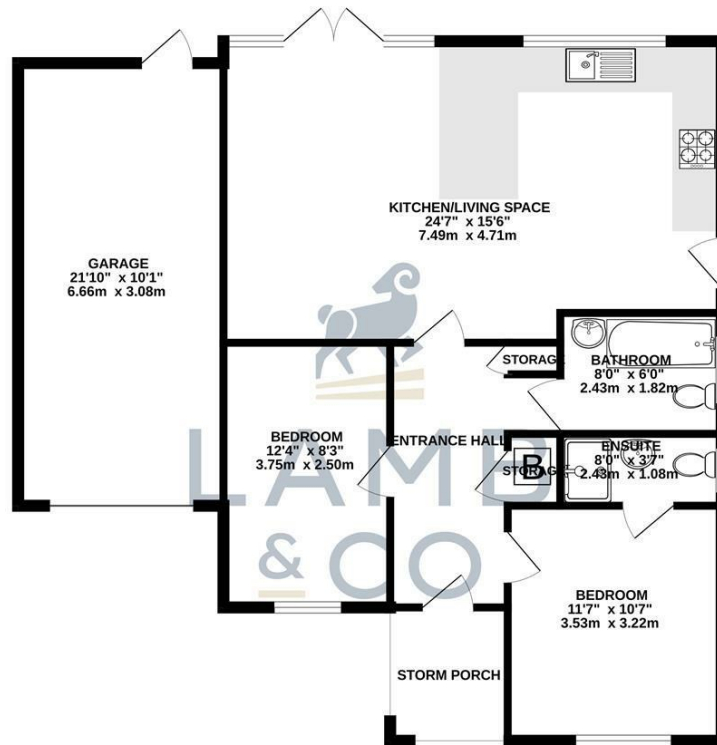
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA - 1015 sq.ft. (94.3 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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