



Dumont Avenue St. Osyth, CO16 8JP

**** THIRD OF AN ACRE **** Sheen's Estate Agents are pleased to offer for sale this **THREE/FOUR BEDROOM DETACHED BUNGALOW** located in the popular Essex Coastal village of Point Clear, St. Osyth. The property benefits from a **180' REAR GARDEN** as well as a **SWIMMING POOL** perfect for family hosting. An early inspection is strongly advised to appreciate the accommodation and grounds on offer.

- **Three / Four Bedrooms**
- **18'2 x 12'9 Lounge**
- **16'10 x 16' Kitchen**
- **16'10 x 11'8 Dining Room**
- **En-Suite Shower Room**
- **Fully Double Glazed**
- **Oil Heated (n/t)**
- **Third Of An Acre**
- **Swimming Pool**
- **EPC Rating E**



Price £400,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALLWAY

Radiator. Double glazed window to front and sides. Doors to;

INNER HALLWAY

Stairflight to Bedroom Three. Storage cupboard. Radiator. Doors to;



LOUNGE

18'2 x 12'9

Inset feature electric fireplace with fire surround. Two radiators. Double glazed windows to both sides. Double glazed bay window to front.



KITCHEN

16' x 16'10

Fitted kitchen suite comprising; Laminated square edge works surfaces with inset one and a half bowl stainless steel sink unit with stainless steel mixer tap. Integrated fridge and freezer. Space and plumbing for washing machine and dishwasher. Space for cooker with extractor hood above. All appliances not tested. Selection of gloss cream fronted wall units with cupboards and drawers at both eye and floor level. Radiator. Double glazed windows to side and rear. UPVC double glazed door leading to rear garden.



BEDROOM ONE

15'5 into bay x 16'8

Radiator. Double glazed bay window to front. Doors to;



EN-SUITE SHOWER ROOM

Four piece suite comprising; Low level. W.C. Pedestal hand wash sink basin. Stand-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Bidet. Fully tiled. Heated towel rail. Double glazed window to front.



BEDROOM TWO

13'10 x 10'4

Walk-in wardrobe. Radiator. Double glazed window to side.



BEDROOM THREE

20'9 x 19'

Storage cupboard. Two radiators. Double glazed window to front and rear.



BEDROOM FOUR / DINING ROOM

16'10 x 11'8

Radiator. Double glazed windows to rear. UPVC double glazed door leading to garden.



SHOWER ROOM

9'6 x 9'

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Walk-in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Part tiled. Radiator. Double glazed window to side.



OUTSIDE FRONT

Hardstanding area providing off street parking for multiple vehicles. Remainder is laid to lawn. Side pedestrian access to rear garden and Garage.



OUTSIDE REAR

Approximately 180' rear garden. Mainly patio paved with remainder being laid to artificial lawn. Enclosed by panelled fencing. Swimming pool. UPVC double glazed door leading to:



GARAGE

Electric connected. Up and over garage door. Pump and filtration system for the swimming pool (not tested). Double glazed window to side. Door to rear garden



ALTERNATIVE VIEW OF OUTSIDE REAR



BA 07/23

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): No

(Oil): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type):

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

Particular Disclaimer

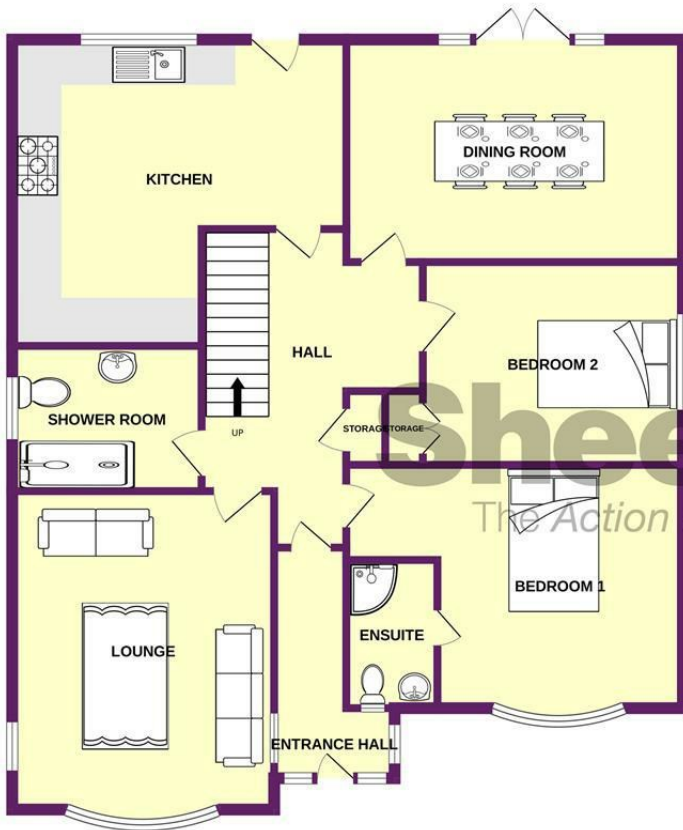
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

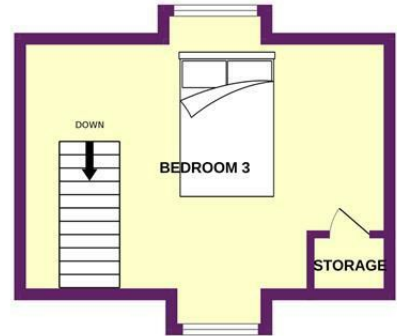
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST 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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