



Cotman Road Clacton-On-Sea, CO16 8YP

Situated on the popular Cann Hall Development, Sheen's are pleased to offer for sale this EXTENDED FOUR BEDROOM FAMILY HOME. In the valuers opinion, the property is offered in excellent decorative order and offers great living accommodation as well as a substantial outbuilding in the garden which could be used as an office or gym.

- Four Bedrooms
- Two Reception Rooms
- 16'1 Kitchen Diner
- Utility Room
- Family Bathroom
- Double Glazed Windows
- Workshop
- Off Street Parking
- Council Tax Band C
- EPC Rating C



Offers In Excess Of £340,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Stairflight to first floor. Radiator. Storage cupboard. Doors to;

GROUND FLOOR CLOAKROOM

Fully tiled and comprises; Low level W.C. Pedestal hand wash basin. Heated towel rail. Double glazed window to front.

KITCHEN DINER

16'1 x 9'4

Modern fitted kitchen comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four electric hob. Built in double oven. All appliances not tested. Plumbing and space for dishwasher and American style fridge freezer. Selection of matching wooden effect and high gloss units at both eye and and floor level. Tiled splash backs. Double glazed window to front.



LOUNGE

16' x 16'2 max

Radiator. Double glazed window to rear. Double glazed patio doors leading to garden. Door to;



STUDY

10' x 7'10

Double glazed window to front. Radiator. Storage cupboard. Doors to;



UTILITY ROOM

7'9 x 7'4

Beech work surfaces with inset stainless steel double bowl sink unit. Plumbing and space for washing machine and tumble dryer. Selection of matching high gloss base level units. Tiled splash backs. Double glazed window to rear. Double glazed door to garden.



FIRST FLOOR LANDING

Radiator. Loft access. Storage cupboard housing wall mounted gas boiler (not tested). Additional storage cupboard.

BEDROOM ONE

13' x 9'5 max

Double glazed window to rear. Radiator.



BEDROOM TWO

13'6 max x 9'5

Double glazed window to front. Radiator.



BEDROOM THREE

13'4 x 7'9

Double glazed windows to front and rear aspects. Radiator.



BEDROOM FOUR

7'5 x 7'5

Double glazed window to rear. Radiator.



FAMILY BATHROOM

White suite comprises; Vanity hand wash basin with cupboards under. Low level W.C. Pea shaped panel bath with shower over. Fully tiled walls. Heated towel rail. Double glazed window to side.



OUTSIDE - REAR

Commencing with raised patio area leading to timber decking. Steps leading down to gravel and patio area with workshop. Remainder of garden is laid to lawn and enclosed by panelled fencing. Side pedestrian access to front garden via side gates.



WORKSHOP

Power and light connected. This space would make a perfect home office or workshop.

OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles. Shingle garden with shrubs.

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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: C

Any Additional Property Charges: n/a

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/a

Particular Disclaimer

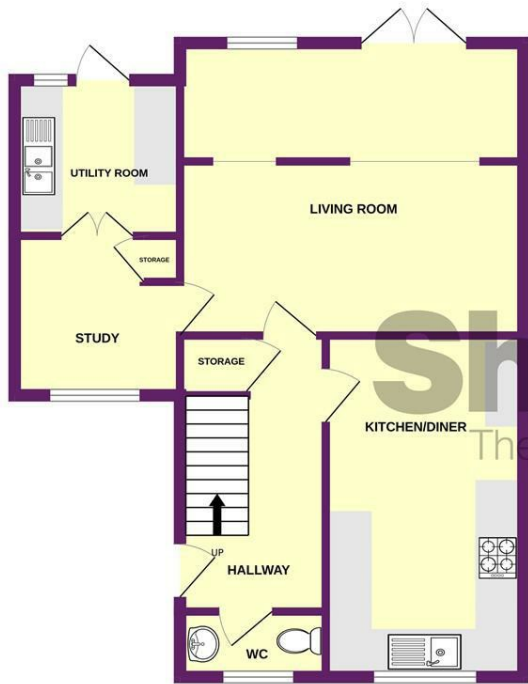
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

AGENTS NOTES

The owner has informed us that the bedroom windows were replaced last year. These windows open wide enough so you can clean the outside glass from inside.



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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