



## Foots Farm Lane Great Clacton, CO15 4BN

This 2021 built THREE BEDROOM DETACHED BUNGALOW, benefits from approximately 8 years remaining on its NHBC Building Certificate. The bungalow in the valuers opinion is offered in excellent decorative order, and an internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- Lounge
- 17'6 Kitchen Diner
- En-Suite Shower Room
- Bathroom
- Double Glazed Windows
- Gas Central Heated (n/t)
- Front and Rear Gardens
- Council Tax Band D
- EPC Rating B



**Price £350,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to;

### ENTRANCE HALLWAY

Radiator. Loft access. Storage cupboard housing wall mounted gas boiler (not tested). Doors to;

### LOUNGE

13'4 x 11'8

Double glazed patio doors to rear. Two double glazed windows to rear. Radiator.





## KITCHEN DINER

17'6 x 11'6

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Integrated washing machine and dishwasher (all appliances not tested). Plumbing and space for double oven and fridge freezer. Selection of white shaker style units at both eye and floor level. Radiator. Double glazed window to side. Double glazed patio doors leading to garden.



## BEDROOM ONE

13'7 max x 10'11

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



## EN-SUITE SHOWER ROOM

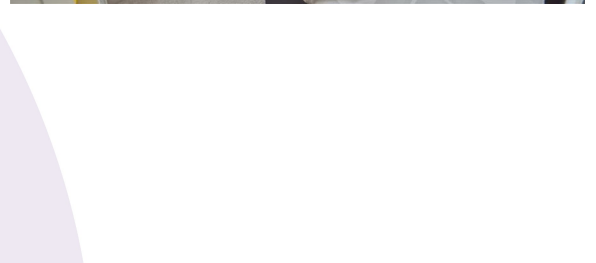
White suite comprises of; Low level W.C. Pedestal hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Half tiled walls. Heated towel rail.



## BEDROOM TWO

11'4 x 9'

Double glazed window to front. Radiator.



### BEDROOM THREE

9'5 x 9'5

Double glazed window to side. Radiator.



### BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with mixer taps. Half tiled walls. Heated towel rail. Double glazed window to side.



### OUTSIDE- REAR

Commencing with block paved patio area. Additional patio area to rear of garden. Flower and shrub borders. Remainder being laid to lawn. Enclosed by panelled fencing. Two timber storage sheds. Side pedestrian access to front via side gate.



## OUTSIDE - FRONT

Block paved driveway providing off street parking. Lawned front garden with shrub borders.



## LE 1123

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: D

Any Additional Property Charges: £400 annual maintenance charge

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Sewerage Pump Station

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## 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.

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GROUND 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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**Sheen's**  
The Action Agents