



Colne Way Point Clear Bay, CO16 8LN

Sheen's Estate Agents are pleased to offer for sale this HOLIDAY HOME STATUS TWO BEDROOM DETACHED BUNGALOW being sold with a SITTING TENANT currently paying £623.00pcm, giving a 7.48% yield on the asking price. The property is located in the popular area of Point Clear Bay and is located approximately six miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 17'2 x 12'6 Lounge
- 12'6 x 11'4 Kitchen
- Shower Room
- Private Rear Garden
- Fully Double Glazed
- LPG Gas Central Heating (n/t)
- Views Over Green
- Investment Opportunity
- EPC Rating E



Price £100,000 Freehold

Accommodation Comprises

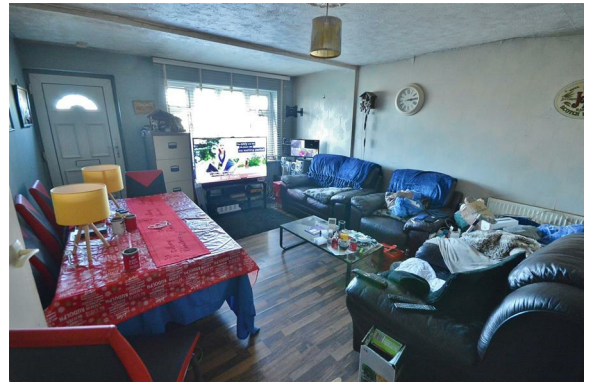
The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE

17'2 x 12'6

Two radiators. Double glazed window to front. Open access to;



KITCHEN

12'6 x 11'4

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Space for oven with extractor cook above (not tested). Space and plumbing for washing machine. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. UPVC double glazed sliding door leading to rear garden. Deep storage cupboard.



BEDROOM ONE

12'4 x 6'4

Radiator. Double glazed window to front.

BEDROOM TWO

9'5 x 6'4

Radiator, Double glazed window to side.

SHOWER ROOM

Three piece suite comprising; Low level W.C. Vanity hand wash sink unit with stainless steel mixer tap. Step in shower cubicle with wall mounted shower-head attachment above. Fully tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Patio paved area being enclosed by small brick wall. Side pedestrian access to:



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access to front.



AGENTS NOTES

We have been advised by the vendor that he believes the property is under "Holiday Home Status". The current sitting tenant resides there all year round.

BA 0224

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: N/A

Any Additional Property Charges:

Services Connected:

(Gas): LPG Gas Central Heating

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Sewerage

(Telephone & Broadband):

Non-Standard Property Features To Note: N/A

Particular Disclaimer

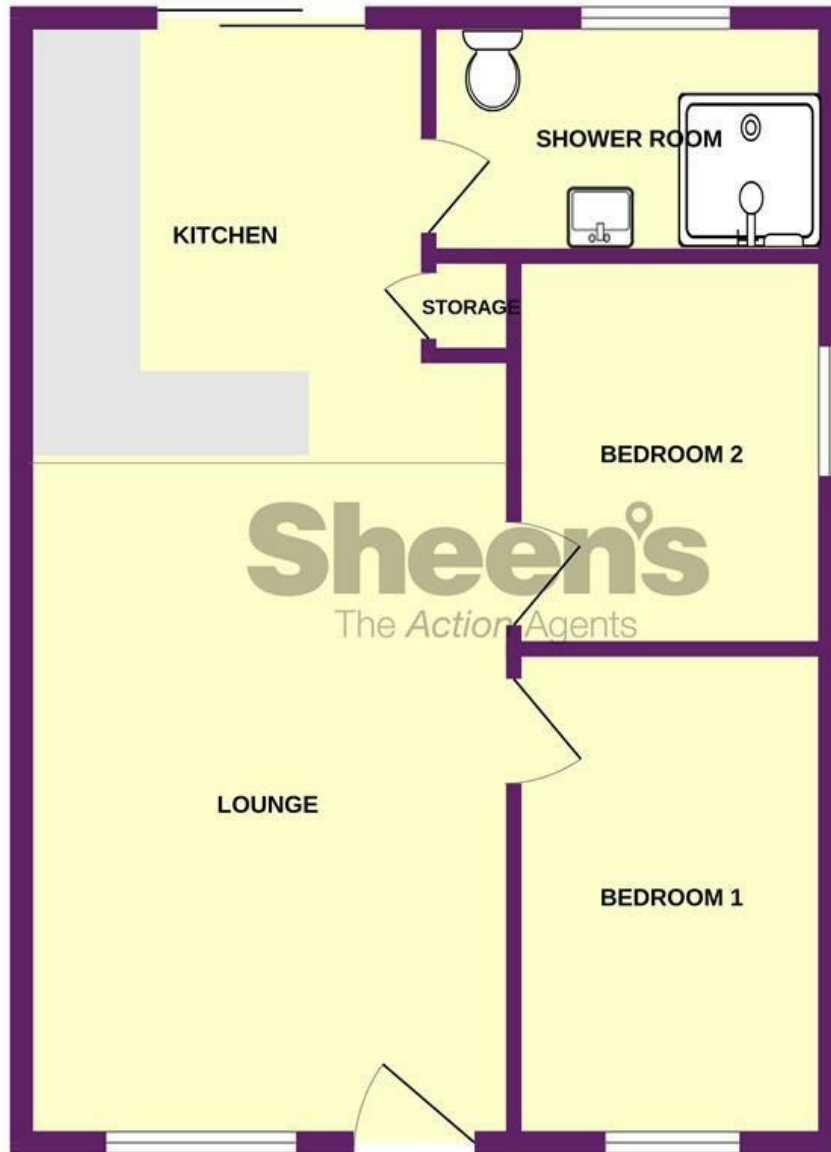
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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