



## Tyndale Drive Clacton-On-Sea, CO15 2PT

Situated on this popular location on the 'Tudor' development on the western side of the Essex coastal town of Clacton-on-Sea is this spacious **THREE BEDROOM DETACHED BUNGALOW**. Local shopping amenities at Tudor Parade are located around quarter of a mile away with Clacton's town centre and mainline railway station positioned just over a mile and a half away. Offered with No Onward Chain, an early viewing is advised.

- **Three Bedrooms**
- **15'5 x 13'4 max Lounge**
- **14'5 D/Glazed Conservatory**
- **10'2 x 8'9 Kitchen**
- **Oil Central Heating (n/t)**
- **Garage & Off Street Parking**
- **32' Westerly Facing Rear Garden**
- **No Onward Chain**
- **Council Tax Band C**
- **EPC Rating E**



**Price £295,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH

14' x 4'6"

Tiled flooring. Double glazed windows to front and side. Further double glazed door to:



### ENTRANCE HALLWAY

Radiator. Loft access. Doors to:



## BEDROOM ONE

13'9 x 10'6

Radiator. Double glazed window to front.



## BEDROOM TWO

10'10 x 9'10

Radiator. Double glazed window to side.



### BEDROOM THREE

8'10 x 8'8

Radiator. Double glazed window to front.



### BATHROOM

6'3 x 5'5

Fitted with a three piece suite. Comprises panel bath with shower over and glazed shower screen. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to side.



## KITCHEN

10'2 plus door recess x 8'9

Fitted with a range of laminate panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer taps. Cooker space with fitted extractor hood above. Space and plumbing for washing machine and dishwasher. Fridge/freezer space. Radiator. Cupboard housing floor standing Oil central heating boiler (not tested). Double glazed window to rear. Double glazed door to side.





## LOUNGE

15'5 x 13'4

Two radiators. Feature tiled fireplace. Double glazed windows to side and rear. Double glazed door to Conservatory.



## CONSERVATORY

14'5 x 10'2 max

Victorian style conservatory. Vaulted poly-carbonate roof. Radiator. Double glazed double doors to rear garden.



### OUTSIDE - FRONT

Block paved front garden with borders. Hard standing area providing off street leading to garage with up and over door. Gate gives side pedestrian access to:



### OUTSIDE - REAR

Approx 32' Westerly facing rear garden. Paved rear garden with array of flower shrub borders. Double glazed window and door to back of garage.





## ALTERNATE VIEW OF GARDEN



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): No - Oil Central Heating

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

## JE 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.

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## Particular Disclaimer

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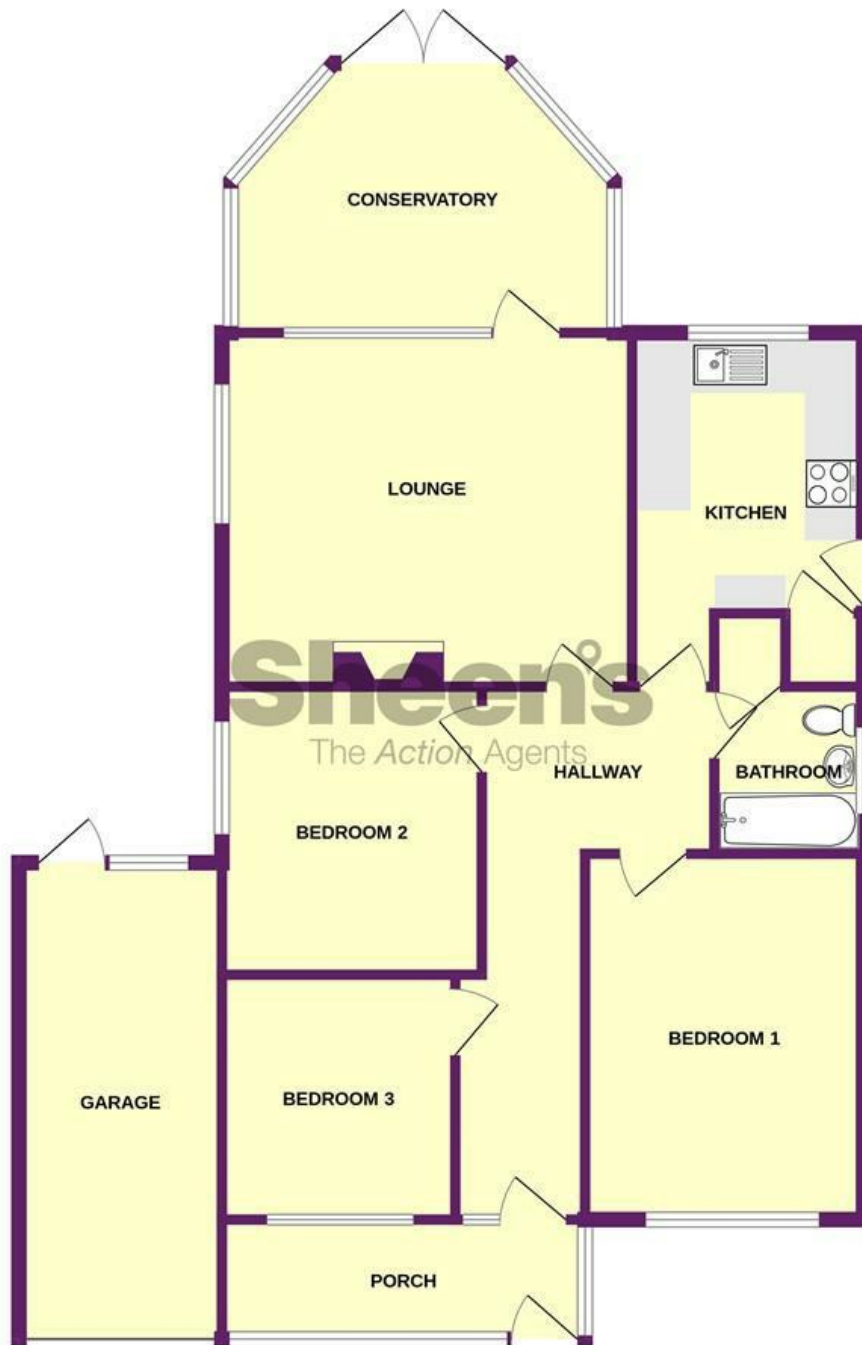
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle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



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents