



## Meadow Way Jaywick Village, CO15 2SG

Located in Jaywick Village on the Essex coast is this single brick constructed TWO BEDROOM DETACHED BUNGALOW which has undergone recent redecoration and renovations. Jaywick beach is located within quarter of a mile with Clacton's town centre and mainline railway station around two and a quarter miles away. Local shopping amenities at Tudor Parade along with the local doctors and pharmacy are around quarter of a mile away. The property has a tenant in residence paying £1100pcm which gives an 8% return at the asking price.

- Two Bedrooms
- 15'4 x 7'6 Lounge
- 7'8 Kitchen & 7'7 Utility Room
- 15'4 Porch/Front Sun Lounge
- Modern Shower Room
- Gas Central Heating (n/t)
- Courtyard Style Rear Garden
- No Onward Chain
- Council Tax Band A
- EPC Rating E



**Price £149,995 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE PORCH/FRONT SUN LOUNGE

Double glazed windows to front and side. Sliding patio doors to Lounge.



### LOUNGE

15'4 x 7'6

Wood effect flooring. Two radiators. Feature log burner. Wood effect flooring. Double glazed window to side. Doors to Bedrooms & open access to Kitchen.



### ALTERNATE VIEW OF LOUNGE



## BEDROOM ONE

14'2 x 7'6

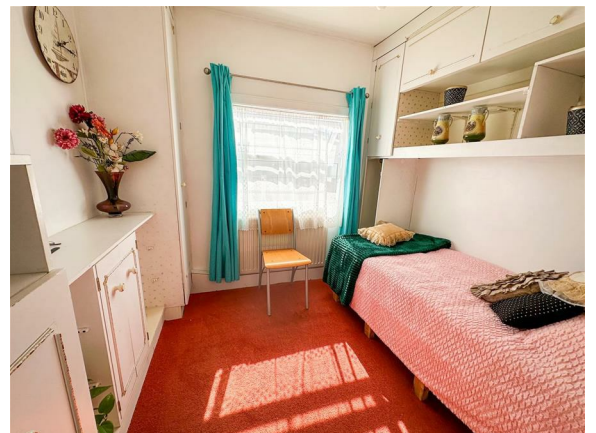
Radiator. Two double glazed windows to side.



## BEDROOM TWO

8'11 x 7'6

Radiator. Double glazed window to side.



## KITCHEN

7'8 x 7'4

Fitted with a range of white wood panel fronted units. Comprises Laminated rolled edge work surfaces. Cupboards and drawers below. Wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with part glazed and stainless steel extractor hood above (not tested). Tiled splash backs. Double glazed window to side. Sliding door to Lobby.



## LOBBY

Doors to:

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## BATHROOM

Fitted with a modern white suite. Comprises Walk in double shower cubicle. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Radiator. Double glazed window to rear.



## UTILITY ROOM

Laminated work surface with space and plumbing for washing machine below. Built in double cupboard housing gas boiler (not tested). Double glazed window to rear. Double glazed door to garden.



## OUTSIDE - FRONT

Hardstanding front garden enclosed by part panel fencing and decorative stable style gate fencing to front. Gate gives side pedestrian access to rear garden.

## ALTERNATE VIEW OF REAR

## OUTSIDE - REAR

Courtyard style garden. Hardstanding. Enclosed by panel fencing. Timber storage shed. Covered area to side.



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): yes (Electricity): Yes (Water): yes (Sewerage Type): Mains (Telephone & Broadband): None connected

Non-Standard Property Features To Note: Single Brick Constructed Bungalow

### JE 0923

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### 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.



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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