

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Meadowview Park Little Clacton, CO16 9NP

Located on the popular MEADOWVIEW PARK, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. The property is approximately two and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 11'9 x 10'9 Lounge
- 11'9 Kitchen
- Modern Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Communal Parking
- Communal Gardens
- Fully Residential
- Council Tax Band A



£60,000 Freehold

COVID-19 VIEWING ADVICE

Following the lifting of restrictions on 19th July 2021 across England, we will be observing the new guidance issued by both the government and our governing body Propertymark. Given property appointments are in an enclosed environment, we would encourage our customers to continue to wear face masks and observe social distancing to respect the safety of our staff and vulnerable clientele. Our offices will continue to be open for visits and protective screens will remain in place. We would continue to ask you to try and keep the number of people attending the appointment to a minimum and continue to sanitise your hands before and after each appointment.

So whilst further restrictions are eased, we would appreciate your continued help and cooperation as we continue to move forwards out of this pandemic.

Please inform us immediately if you, your household, or anyone you have been in contact with have been unwell, are self isolating, showing any symptoms of Covid 19, so that we may cancel and reorganise.

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door o;

ENTRANCE HALL

Storage cupboard. Doors to;

KITCHEN

11'9 x 8'8

Comprises; Laminated rolled edge work tops with inset single drainer sink unit. Built in fridge freezer. Plumbing and space for cooker. Selection of matching cupboards and drawers at both eye and floor level. Radiator. Storage cupboard. Double glazed windows to both side aspects. Open access to;



LOUNGE

11'9 x 10'9

Double glazed bow window to front. Double glazed window to side. Double glazed door to side. Radiator.



BEDROOM ONE

11'9 x 9'

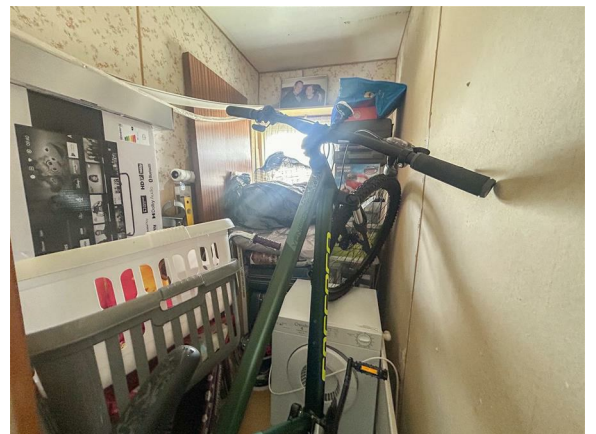
Double glazed window to side. Radiator. Fitted wardrobe.



BEDROOM TWO

7'10 x 4'

Double glazed window to rear. Radiator.



BATHROOM

Comprises; Low level W.C. Panelled bath. Vanity wash hand basin. Radiator. Double glazed window to side.



OUTSIDE

Brick built storage cupboard with plumbing and space for washing machine. Communal lawned ground. Communal parking



EH 04/24

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; £50 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 (Park Home)

Monthly ground rent/site fee amount (£244.77):

Ground rent review period: January 2025

Age Restriction: Over 30's

Pets: No

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

Park Home Disclaimer

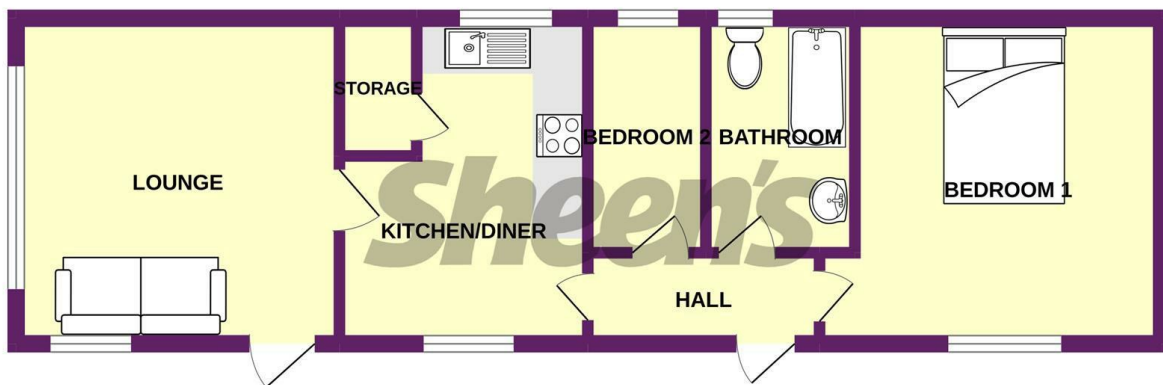
This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

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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