



The Spinney, Sacketts Grove Clacton-On-Sea, CO16 7JB

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME for the over 45's. The property is conveniently positioned within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. The property is in need of some modernisations and an early internal inspection is highly recommended to fully appreciate the potential on offer.

- One Bedroom Residential Park Home
- 13' x 11'7 Lounge
- 11'7 Kitchen/Diner
- Shower Room
- Gas Central Heating (n/t)
- Double Glazed Windows
- Some Modernisation Required
- Over 45's Site - Cats and Assistance Dogs Permitted
- No Onward Chain
- Council Tax Band A



Price £59,950 Non-traditional

The Spinney, Sacketts Grove, Clacton-On-Sea, CO16 7JB

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in storage cupboard. Doors to:



BEDROOM

9'4 to wardrobes x 8'6

Fitted mirror fronted sliding wall to wall wardrobes. Radiator. Double glazed window to side.



SHOWER ROOM

Fitted as a Wet Room. Comprises Wall mounted shower. Low level W.C. Pedestal wash hand basin. Part tiled walls. Radiator. Double glazed window to side.



KITCHEN/DINER

11'7 x 8'6

Fitted with a range of laminate fronted units with a wood veneer trim. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit. Cooker space. Space and plumbing for washing machine. Under counter fridge space. Built in larder cupboard housing Gas combination boiler (fitted 2023). Radiator. Double glazed windows to either side. Door to Lounge.



LOUNGE

13 x 11'7

Radiator. Double glazed oriel bay window to front. Double glazed window to side. Multi panel glazed wooden door to side.



OUTSIDE - FRONT, SIDE & REAR

The property has front, side and rear garden space. Mainly laid to lawn. Metal storage shed. Hard standing pathway leading to raised brick built steps leading to front door with entrance area enclosed by small picket fence. (Steps were partially done with the intention of adding in a lift - subject to permissions).



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £134 Per Month Ground rent review period: Yearly

Age Restriction: Over 45's Pets: Two Cats (Assistance Dogs allowed)

Council Tax Band: A

Services Connected:

(Gas): Yes Mains LPG (Electricity): yes (Water): yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Fully Residential Park Home - Cash Purchase Only

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.

JE 0424

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.

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.
Made with Metropix ©2024

Selling properties... not promises

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

