



Seven Acres, Melinda Lane Clacton-On-Sea, CO16 8HX

The select 'Seven Acres' is a Luxury Site of LEISURE HOMES on the borders of Clacton-on-Sea & St. Osyth in the Essex Coastal district of Tendring. This beautifully presented TWO BEDROOM LODGE is situated on a generous wrap around plot giving plenty of outside amenity space and offers excellent fittings and finishing throughout. The current occupier has maintained the property to a pristine condition and an early internal inspection is strongly advised to appreciate the spacious accommodation and modern décor on offer.

- Two Bedrooms Leisure Home
- En-Suite to Principal Bedroom
- Open Plan Lounge/Kitchen/Diner
- Modern Family Bathroom
- Enclosed South Facing Veranda
- Wrap Around Garden Space
- Off Street Parking
- Viewing Advised
- Over 50's - Pets Allowed
- 12 Month Leisure Licence



Price £150,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Wood effect flooring. Built in cupboard housing gas boiler (not tested). Radiator. Doors to Bedrooms & Bathroom. Open Access to open plan living space.



BEDROOM ONE

Vaulted ceiling. Built in wardrobes. Radiator. Part wood panel walls. Double glazed windows to side. Door to:



EN - SUITE SHOWER ROOM

Fitted with a modern luxury three piece suite. Comprising independent double shower cubicle. Vanity wash hand basin with cupboard below. Low level W.C. Heated towel rail. Extractor fan (not tested). Double glazed window to side.



BEDROOM TWO

Vaulted ceiling. Built in storage cupboard. Radiator. Double glazed window to side.



BATHROOM

Fitted with a luxury modern three piece bathroom suite. Panel bath with central mixer tap. Wall mounted shower unit with rainfall shower head and glazed shower screen. Vanity wash hand basin with cupboard below. Low level W.C. Heated towel rail. Extractor fan (not tested). Double glazed window to side.



OPEN PLAN LIVING SPACE



KITCHEN AREA

Fitted with a range of panel fronted units. Comprises square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer taps. Integrated Fridge/Freezer, washing machine and dishwasher. Integrated electric oven and high level microwave. Inset four ring gas hob with fitted extractor hood above. Double glazed window to side. Vaulted ceiling. Wood effect flooring. Open access to Lounge & Dining Spaces.



DINING AREA

Vaulted ceiling. Double glazed window to side. Wood effect flooring.



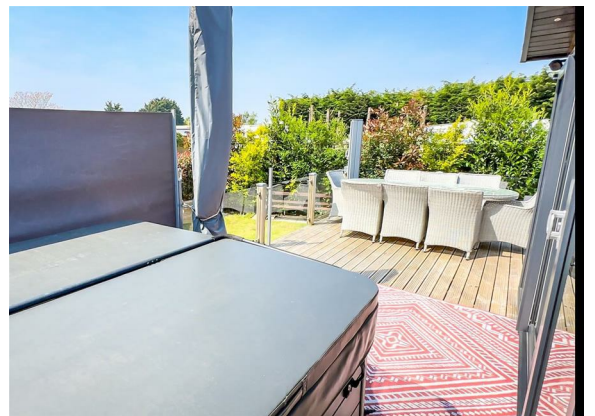
LOUNGE AREA

Feature panel wall with space for TV with inset modern glass fronted electric flame effect fire (not tested). Vaulted ceiling. Wood effect flooring. Double sliding doors opening onto veranda.



VERANDA

Wooden decked Veranda. Enclosed by glazed panelling with steps down to the garden. Space for Hot Tub (Hot Tub to be removed unless negotiated separately).



OUTSIDE - FRONT

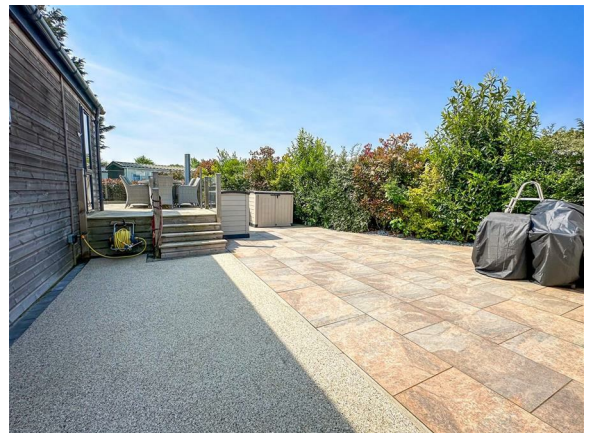
The front of the property has stone shingled area providing off street parking. Bespoke double gates opening onto side garden area with additional parking.

OUTSIDE - SIDES & REAR

The property benefits from a wrap around garden and has lawned areas with shrubs. Hardstanding area laid to large decorative tiles with Space for shed & workshop (Shed & Workshop) to be removed unless negotiated separately).



ALTERNATE VIEW OF GARDENS



REAR VIEW & PARKING



'SEVEN ACRE' SITE GROUNDS



SITE ENTRANCE



Material Information (Leisure Home)

Yearly ground rent/site fee amount (£): £3200 per annum inc VAT Ground rent review period:
Age Restriction: Over 50's Pets: Yes Council Tax Band: A Vehicles: No Commercial Vehicles

Services Connected:

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

Non-Standard Property Features To Note: The properties at Seven Acres have a 12 month Leisure Licence.

Leisure 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 0524

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.
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Selling properties... not promises

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