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Sheen's
The Action Agents



Colne Way Point Clear Bay, CO16 8LL

Located in the coastal village of Point Clear is this extended TWO BEDROOM DETACHED HOLIDAY HOME which benefits from a double glazed conservatory and Garage. The property is conveniently positioned within six miles of Clacton's town centre and mainline railway station with Colchester town centre under 9 miles away. In the valuers opinion an early internal inspection is highly recommended to appreciate the accommodation on offer.

- 12'9 x 9'4 Bedroom One
- 11'8 x 6'6 Bedroom Two
- 15'1 x 11'8 Lounge
- 10'11 x 11'4 Conservatory
- 12'9 x 6'4 Fitted Kitchen
- Gas LPG Heating (n/t)
- Side & Rear Gardens
- Holiday Home Status
- Garage & Parking
- EPC Rating F & Council Tax A



Offers In Excess Of £125,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE PORCH

11'6 x 3'8

Wood effect laminated flooring. Sealed unit double glazed window to front. Further door to:



LOUNGE

15'1 x 11'8

Radiator. Wood effect laminated flooring. Sealed unit double glazed oriel bay window to front. Sliding sealed unit double glazed patio doors to conservatory. Doors to:



BEDROOM ONE

12'9 x 9'4

Radiator. Wood effect laminated flooring. Sealed unit double glazed window to rear.

BEDROOM TWO

11'8 x 6'6

Radiator. Wood effect laminated flooring. Sealed unit double glazed window to side.



INNER LOBBY

Built in airing cupboard housing wall mounted gas boiler (not tested) (the gas is provided by LPG gas bottles).
Doors to:

KITCHEN

12'9 x 6'4

Fitted with a range of white grove panel fronted units. Laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching eye level cabinets. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space with stainless steel part glass, part glazed extractor hood above. Fridge/freezer space. Space and plumbing for washing machine and dish washer. Tile splash backs. Radiator. Sealed unit double glazed window and door to rear garden.



BATHROOM

Fitted with a white suite. Panel bath with mixer tap and shower attachment. Wall mounted electric shower over bath (not tested) with glazed shower screen. Pedestal hand wash basin. Low level WC. Radiator. Part tiled walls. Sealed unit double glazed windows to side and rear.



CONSERVATORY

11'4 x 10'11

Part brick built. Sealed unit double glazed windows to side. Poly carbonate roof. Wood effect laminated flooring. Sealed unit double glazed double doors to side garden.



OUTSIDE - FRONT

Mainly paved. Enclosed by part brick wall. Shrubbery. Area providing off street parking leading to garage with up and over door. Gate giving side pedestrian access to:

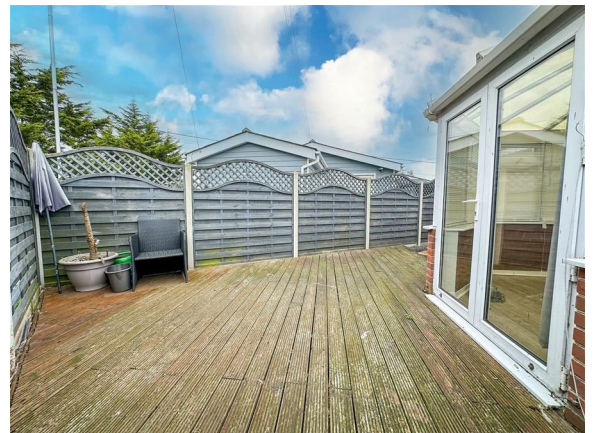


OUTSIDE - SIDE & REAR

Mainly paved. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



COASTAL WALK AT NORTH WALL

The property is situated just 100 metres from North wall with it's coastal walks with views towards Brightlingsea.



JE 0724

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: The property is Freehold with a covenant stating the property has Holiday Home Status. This means it would need to be a cash purchase.

Particular Disclaimer

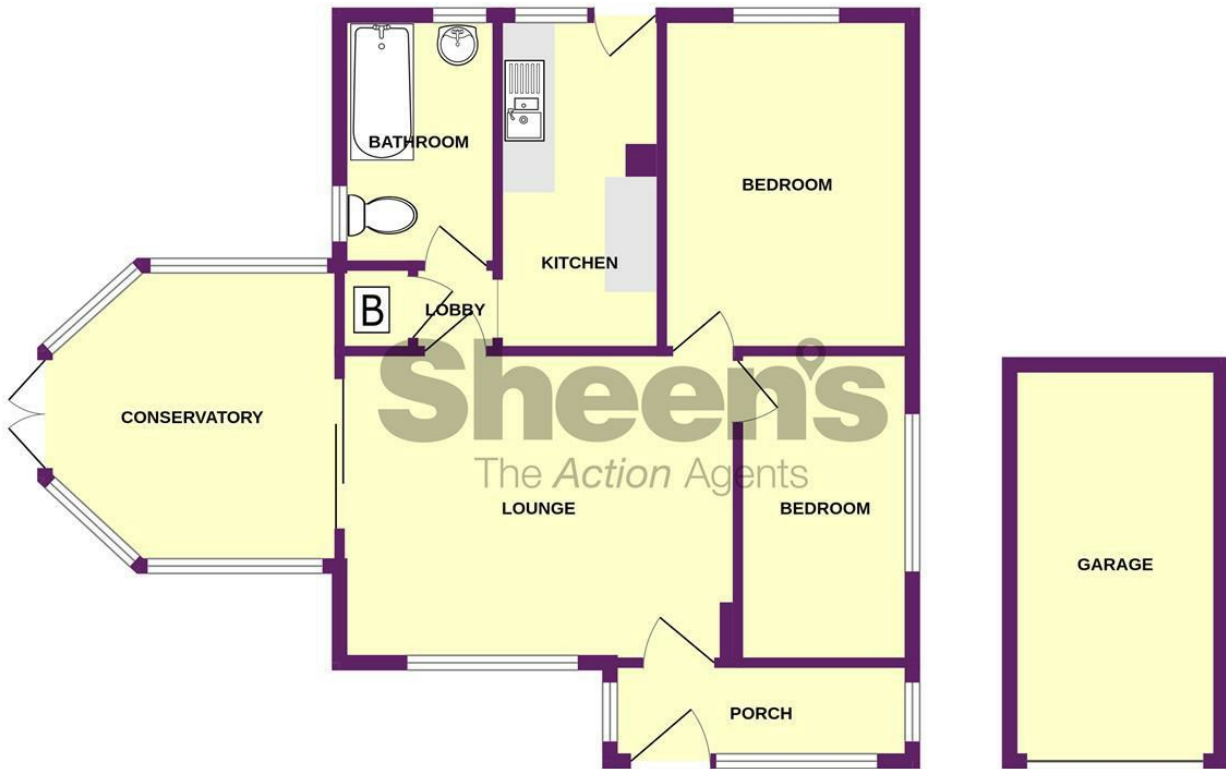
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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