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Sheen's
The Action Agents



Sea Way Jaywick Village, CO15 2HX

Located in Jaywick Village is this THREE BEDROOM DETACHED BUNGALOW with GARAGE. The property is located within 150 metres of Jaywick Sea Front with Clacton's town centre and mainline railway station around three miles away. Offering spacious accommodation throughout, an early inspection is advised.

- Three Bedrooms
- 13'5 x 9'7 Lounge
- 16'9 x 9'9 Kitchen/Diner
- Three Piece Shower Room
- Oil Central Heating (n/t)
- Fully Double Glazed
- Garage & Off Road Parking
- Westerly Facing Rear Garden
- Approx 150 Metres to Sea Front
- EPC Rating D & Council Tax A

Price £145,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to:

ENTRANCE PORCH

Double glazed windows to front and side. Further double glazed door to Kitchen. Open access to Utility Room.



UTILITY ROOM

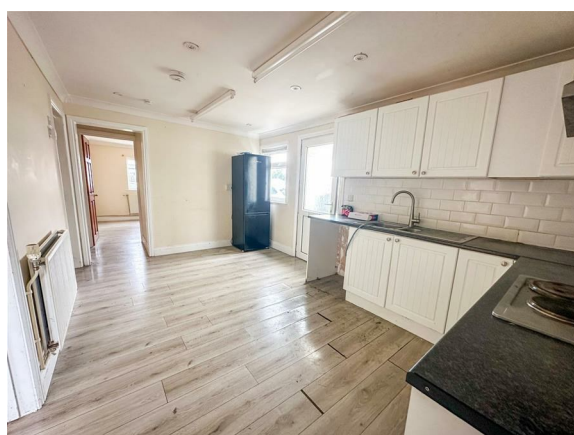
Double glazed door to rear garden. Personal door to Garage. Tiled flooring. Space for tumble dryer and chest freezer.



KITCHEN/DINER

16'9 x 9'9

Fitted with a range of white laminate grove panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset. four ring electric hob with stainless steel extractor hood above. Under counter electric oven (all appliances not tested). Tiled splash backs. Radiator. Wood effect flooring. Double glazed window to side. Doors to Inner Lobby, Bedroom Three, Lounge & Shower Room.



INNER LOBBY

Doors to:

BEDROOM ONE

14' x 9'7 max

Wood effect flooring. Double glazed window to front.



BEDROOM TWO

13'10 x 9'4

Wood effect flooring Double glazed window to front.



BEDROOM THREE

9'5 x 8'7

Radiator. Wood effect flooring. Double glazed window to side.



SHOWER ROOM

Fitted with a three piece white suite. Comprises low level W.C. Pedestal wash hand basin. Double shower cubicle. Part tiled walls. Radiator. Double glazed window to rear.



LOUNGE

13'5 x 9'7

Wood effect flooring. Radiator. Double glazed window to side. Double glazed double doors to rear garden.



OUTSIDE - FRONT

Hard standing area providing off street parking. Garage with up and over door. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Paved westerly facing rear garden. Enclosed by panel fencing.



JAYWICK SEA FRONT

Jaywick Sea Front is positioned within 150 metres.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): No Gas - Oil Central Heating (Electricity): Yes (Water): Yes (Sewerage Type): Mains. (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed Property. The property also has solar panels which were carried out by a Government Grant.

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.

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





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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