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Sheen's
The Action Agents



Penzance Close Clacton-On-Sea, CO15 1XS

This **THREE BEDROOM DETACHED HOUSE** is positioned on the popular Martello Bay development on Clacton Sea front with its award winning beach. The property is presented in excellent decorative order and an early internal inspection is highly recommended to appreciate the accommodation on offer. The property is situated around 200 metres from Martello Bay beach with Clacton's town centre and mainline railway station within one and a quarter miles.

- Three Bedrooms
- En-Suite Shower Room
- 15'7 x 10'7 Lounge
- 10'7 x 10'3 Dining Room
- Ground Floor Cloakroom
- 17'1 Fitted Kitchen/Utility Area
- Garage & Off Road Parking
- South Westerly Facing Garden
- Approx 200 Metres To The Beach
- EPC Rating TBC & Council Tax D



Price £335,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Wood effect flooring. Double glazed window to side. Doors to Entrance Hallway and Ground Floor Cloakroom.



GROUND FLOOR CLOAKROOM

Low level W.C. Wash hand basin. Radiator. Double glazed window to front.



ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect flooring. Radiator. Double glazed window to side. Multi panel glazed double doors to Lounge and Door to Dining Room.



LOUNGE

15'7 into bay x 10'7

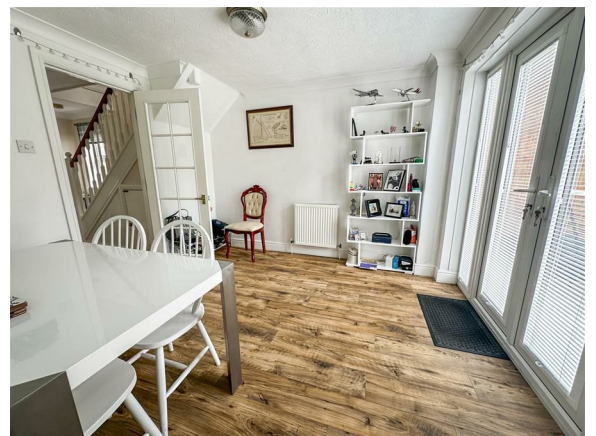
Radiator. Double glazed bay window to front.



DINING ROOM

10'7 x 10'3

Wood effect flooring. Radiator. Double glazed French style doors with side panel picture windows to rear garden. Open access to Kitchen.



KITCHEN/UTILITY AREA

17'1 x 7'3

Fitted with a range of white gloss laminate fronted units. Comprises square edge granite effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with extractor hood above. Inset high level double electric oven. Double glazed window to rear. Open access to Utility Room.



UTILITY AREA

Range of matching units. Laminated square edge work surfaces with cupboards below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine. Fridge/freezer space. Double glazed door to side.

FIRST FLOOR LANDING

Built in airing cupboard. Loft access. Double glazed door to side. Doors to:

BEDROOM ONE

10'5 x 8'9 to wardrobes

Built in wardrobes. Radiator. Double glazed window to front. Door to En-Suite.



EN-SUITE SHOWER ROOM

Fitted with a modern three piece suite. Comprises Independent shower cubicle. Pedestal wash hand basin. Low level W.C. Part tiled walls. Double glazed window to side.



BEDROOM TWO

9'2 x 8'10 plus bay

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

7' x 6'9

Radiato. Double glazed window to front.



SHOWER ROOM

Fitted with a modern three piece white suite. Comprises walk in shower cubicle with glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin. Chrome effect radiator. Part tiled walls. Double glazed window to side.



OUTSIDE - FRONT

Front garden is laid to lawn with hard standing area providing off street parking leading to garage with up and over door. Gate gives side pedestrian access to rear garden. Additional side lawned area to side of property with stock of shrubs.



OUTSIDE - REAR

South westerly facing rear garden. Mainly laid to lawn with array of flower and shrub borders. Wooden decked patio area. Enclosed by panel fencing are part brick wall. Personal door to garage.



ALTERNATE VIEW OF GARDEN



MARTELLO BAY BEACH

The property is located within 200 metres of the award winning Martello Bay Beach.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band:D

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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.

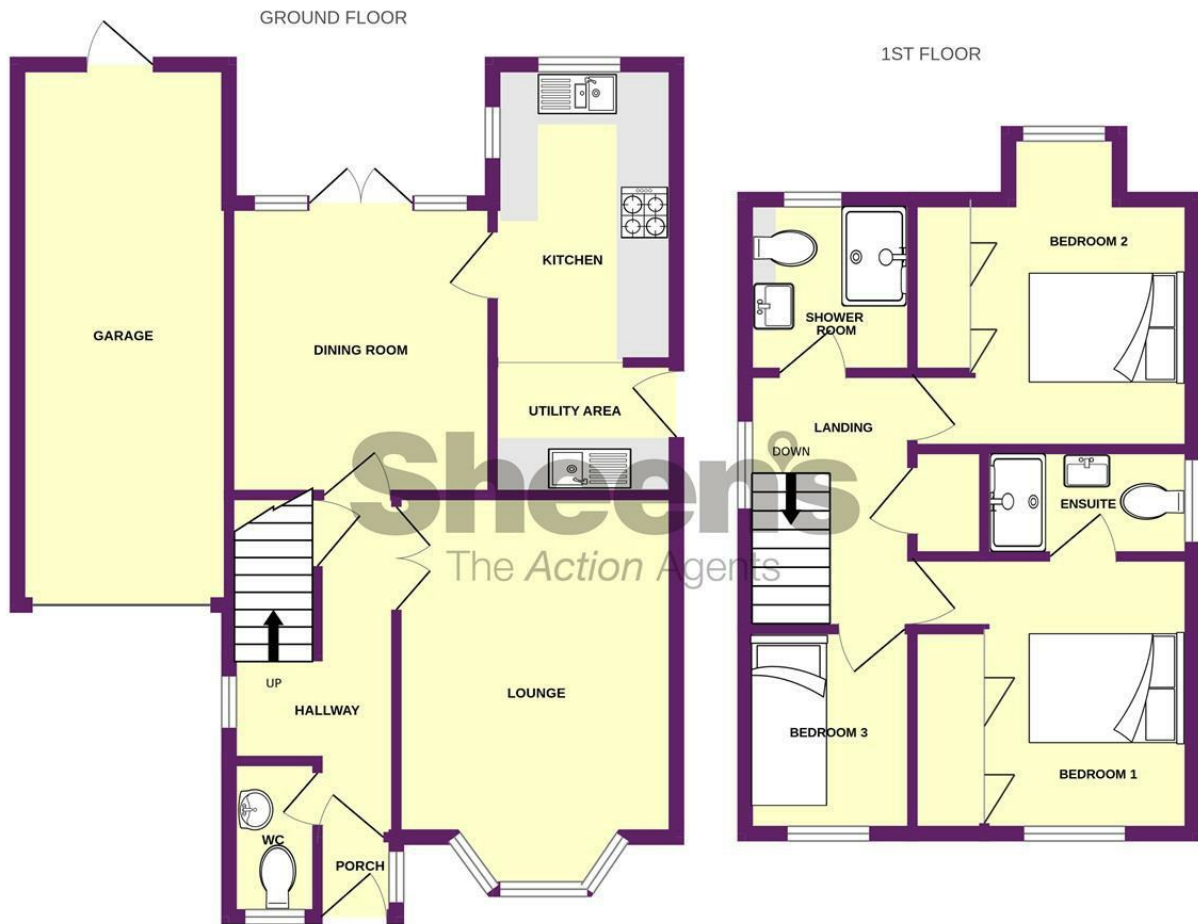
Particular Disclaimer

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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Selling properties... not promises

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