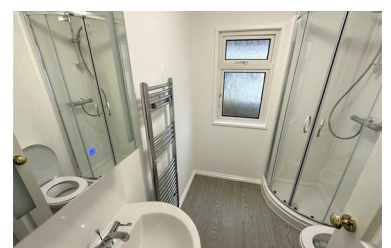




Sacketts Grove Clacton-On-Sea, CO16 7JB

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOMED DETACHED PARK HOME situated on this FULLY RESIDENTIAL DEVELOPMENT for the over 45's and being offered with NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'9 x 10'10 Lounge
- 10'6 x 8'2 Kitchen
- 8'2 x 7'5 Dining Area
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heated (n/t)
- Fully Residential
- Over 45's
- Council Tax Band A



Price £135,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

DINING AREA

8'2 x 7'5

Radiator. Double glazed windows to front. Open access to;



LOUNGE

14'9 x 10'10

Radiator. Double glazed windows to side and front. Additional UPVC double glazed door leading to outside.



KITCHEN

10'6 x 8'2

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for cooker. Space for fridge freezer. Wall mounted gas combination boiler (not tested). Double glazed window to side. Door to:



INNER HALL

Storage cupboard.

BEDROOM ONE

9'11 x 9'3

Radiator. Double glazed window to rear.



BEDROOM TWO

9'5 x 7'

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



THREE PIECE SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Step-in shower cubicle. Heated towel rail. Double glazed window to side.



OUTSIDE

Mainly laid to lawn with patio paved pathway leading to front entrance.



BA 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 (Park Home)

Monthly ground rent/site fee amount (£): £153.07 Ground rent review period: Yearly each January
Age Restriction: Over 45'5 Pets: Cats Allowed Council Tax Band: A

Services Connected:

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

Non-Standard Property Features To Note: Residential Park Home

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.

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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