



## Weymouth Close Clacton-On-Sea, CO15 1BS

Welcome to Weymouth Close, Clacton-On-Sea - a charming seaside location perfect for those seeking a peaceful retreat by the coast. This delightful semi-detached house offers a cosy setting with a 22' max lounge/diner and two bedrooms, providing a comfortable living space for you and your loved ones. Finding a place to park won't be an issue with it's own driveway and garage ensuring you never have to worry about finding a spot after a relaxing day at the beach, which is just a mere 100m away. Imagine the joy of taking leisurely strolls along the seafront, breathing in the fresh sea air whenever you please. For those with a keen eye for potential, this property offers the exciting opportunity to extend (stp), allowing you to tailor the space to your liking and create the home of your dreams. With no onward chain, the process of making this house your own is made even smoother.

- Two Bedrooms
- 22'4 max x 13' max Lounge Diner
- 8'2 Fitted Kitchen
- 15'5 Double Glazed Conservatory
- Double Glazed Windows
- Gas Central Heated (n/t)
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating C



**Price £225,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to

### ENTRANCE PORCH

Further glazed door to entrance hall. Radiator, Stairflight to first floor. Doors to;

### LOUNGE DINER

22' max x 13' max

Double glazed window to front. Two radiators. Double glazed patio door leading to Conservatory. Open access to;





### KITCHEN

8'2 x 6'8

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with extractor hood over. Built in waist height oven. All appliances not tested. Plumbing and space for washing machine and undercounter fridge or freezer. Tiled splash backs, Selection of matching cupboards and drawers at both eye and floor level. Double glazed window to rear.



### CONSERVATORY

15'5 x 8'

Double glazed windows to both rear and side aspects. Two radiators. Double glazed patio doors leading to garden. Double glazed door leading to side access of property with courtesy door leading to Garage and gate giving pedestrian access to front.



### FIRST FLOOR LANDING

Loft access. Airing cupboard housing wall mounted gas boiler (not tested). Doors to;

### BEDROOM ONE

12'11 max x 10'2 max

Double glazed window to front. Radiator. Built in storage cupboard. Built in walk-in dressing/storage area with fitted lighting.



### BEDROOM TWO

9'7 max x 6'2

Double glazed window to rear. Radiator.



### WET ROOM

Recently fitted modern suite comprising; Low level W.C. Wall mounted hand wash basin. Wall mounted electric shower (not tested). Heated towel rail. PVC marble effect panelling. Double glazed window to rear.



### OUTSIDE - REAR

Approximately 35' rear garden being of low maintenance and patio paved. Raised brick flower beds. Enclosed by panelled fencing.



### OUTSIDE - FRONT

Low maintenance gravelled front garden with block paved path. Block paved driveway providing off street parking for numerous vehicles leading to Garage.

### MARTELLO BAY BEACH

Located approx. 100m walk.



### GARAGE

Up and over door. Power and light connected. Plumbing and space for tumble dryer. Courtesy door to side.

### LE 0824

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### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

### Particular Disclaimer

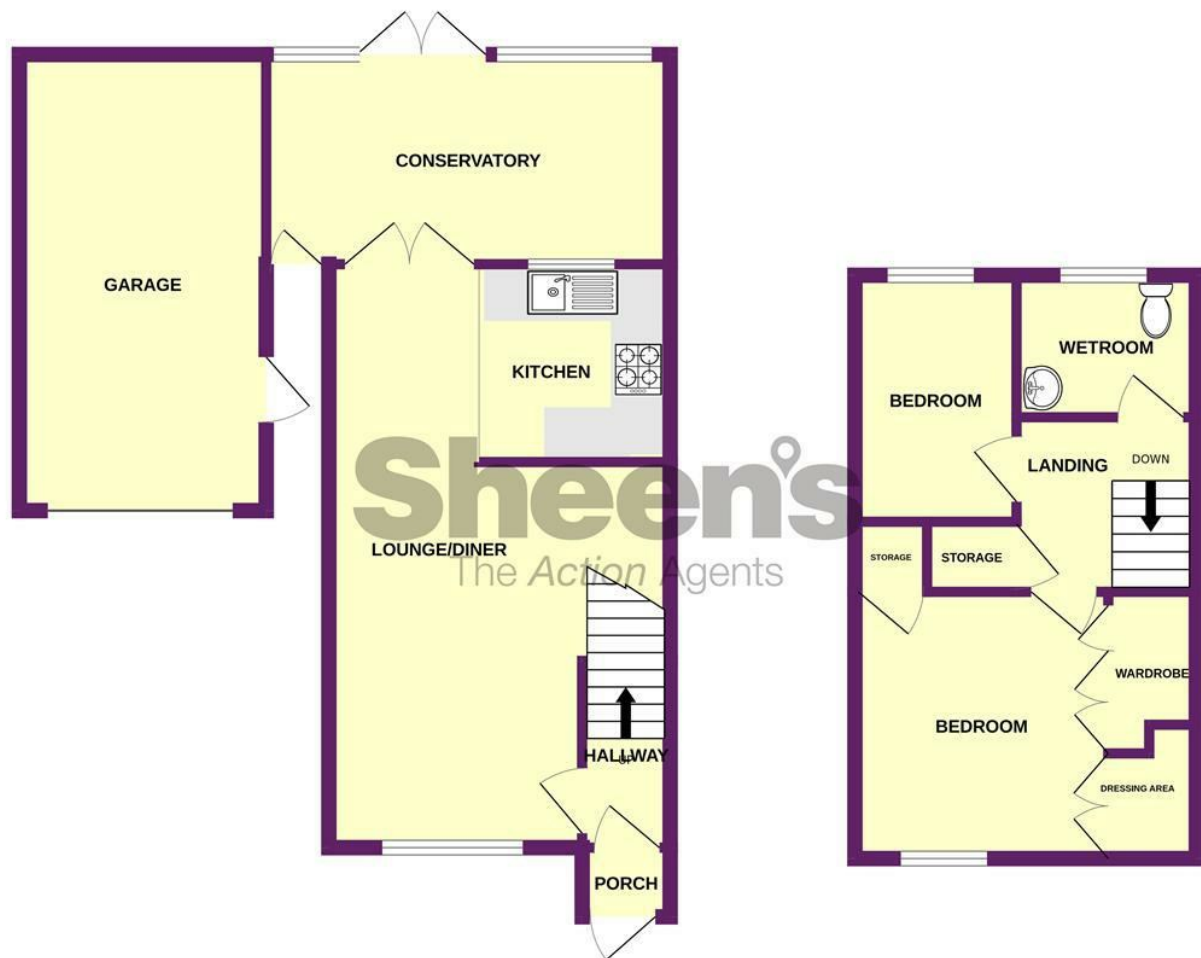
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GROUND FLOOR

1ST 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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