

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

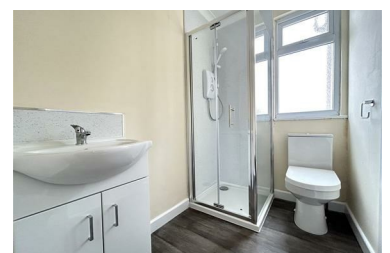
**Sheen's**  
The Action Agents



## Tamarisk Way Jaywick Village, CO15 2HZ

**\*\* INVESTMENT OPPORTUNITY \*\***  
Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM TIMBER FRAMED DETACHED BUNGALOW being sold with a SITTING TENANT currently paying £600.00pcm, giving a 9.00% yield on the asking price. The property is located within three miles of Clacton-on-Sea's town centre and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- 9'5 x 9'3 Bedroom
- 9'5 x 4'2 Kitchen
- En-Suite Shower Room
- Courtyard Style Garden
- Electric Heating (n/t)
- 50 Metres From Beach
- Investment Opportunity
- Council Tax Band A
- EPC Rating E



**Price £80,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### KITCHEN

9'5 x 4'1

Fitted with a range of white laminate fronted units comprising; Laminated square edge work surfaces with cupboards below and matching wall units. Space and plumbing for washing machine. Inset single drainer stainless steel sink unit with mixer tap. Tiled splash backs. Wall mounted electric heater (not tested). Double glazed window to side. Doors to Lounge and Bedroom. Open access to;



### LOUNGE

10'10 into bay x 9'6

Electric night storage heater (not tested). Double glazed window to front and side.



### BEDROOM

9'5 x 9'3

Electric night storage heater (not tested). Double glazed window to rear. Open access to;



### EN-SUITE SHOWER ROOM

7'4 x 4'7

Fitted with a three piece white suite comprising; Corner shower cubicle. Vanity wash hand wash sink basin. Low level W.C. Double glazed window to rear.



### OUTSIDE - FRONT

Hard standing front garden with gate giving side pedestrian access to rear garden.



### VIEWS TO FRONT OF PROPERTY



### OUTSIDE - REAR

Courtyard style rear garden. Enclosed by panel fencing.



### JAYWICK SEA FRONT

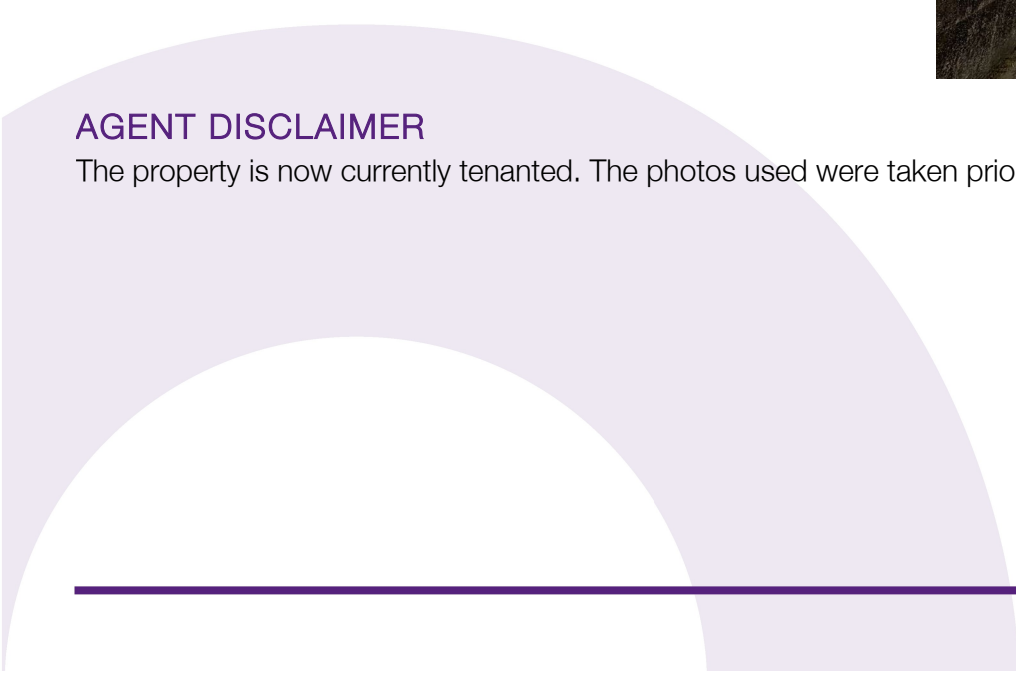


### REGENERATED JAYWICK MARKET AREA



### AGENT DISCLAIMER

The property is now currently tenanted. The photos used were taken prior to the tenant taking residence.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: Timber Framed

### EH 08/24

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.

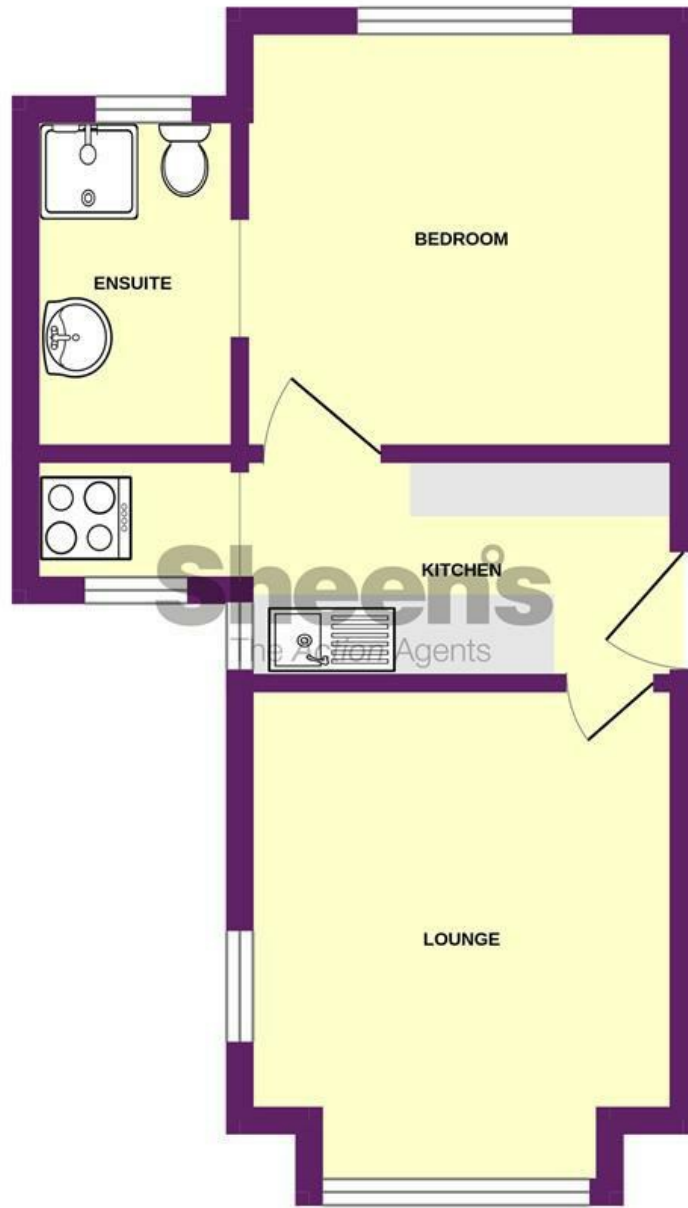
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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