



Sea Crescent Jaywick, CO15 2HY

BUY-TO-LET INVESTMENT - Sheen's are pleased to offer for sale this **THREE BEDROOM TIMBER FRAMED DETACHED BUNAGLOW**, bring sold with tenant in situ. The property currently generates an income of £9,000 per year, which at the current asking price offers a return of 6.6%.

- Buy To let Investment
- Tenant in Situ
- Three Bedrooms
- 13'5 Lounge
- Family Bathroom
- Electric Heated (not tested)
- Courtyard Style Rear Garden
- Council Tax Band A
- EPC Rating E

Price £135,000 Freehold



AGENTS NOTE

The pictures used are before the tenant moved in.

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Window to side. Further double glazed door leading to courtyard garden. Open access to;

KITCHEN

10' max x 6'6

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching white high gloss units at both eye and floor level. Tiled splash backs. Double glazed window to front. Radiator. Door to;

LOUNGE

13'5 x 9'6

Radiator. Double glazed window to side. Door to;

BEDROOM THREE

6'4 max x 9'9

Double glazed window to front. Radiator.

INNER HALLWAY

Radiator. Doors to;

BEDROOM ONE

10'3 x 8'4

Double glazed window to side. Radiator.

BATHROOM

Modern white suite comprising; Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Radiator. Air source heat water tank (not tested). Double glazed window to rear.

BEDROOM TWO

10'3 x 5'3

Radiator. Double glazed window to side.

OUTSIDE - REAR

Courtyard style rear garden. Enclosed by panelled fencing.

OUTSIDE - FRONT

Front garden enclosed by brick wall.

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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.

AGENTS NOTES SOLAR PANELS

The owner has informed us that the property has owned outright solar panels. The current EPC does not reflect this or the Air Source Heat pump heating system.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): No (Electricity): yes - via Air Source Heat Pump (Water): Yes (Sewerage Type): Mains
(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Timber Framed construction.

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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