



Colne Way Point Clear Bay, CO16 8LL

Having been modernised by the current vendor, sheen's are pleased to offer for sale this TWO BEDROOM WITH LOFT ROOM, DETACHED HOLIDAY CHALET. In the valuers opinion, the property is offered in excellent decorative order and a viewing is highly recommended to appreciate the decor and space on offer.

- Two Bedrooms
- 21' max Loft room
- 14'5 max Lounge
- 11'5 Modern Fitted Kitchen
- LPG Gas Central Heated
- Double Glazed Windows
- Holiday Home Status
- Council Tax Band A



Price £160,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator, Open access to kitchen. Doors to;

BEDROOM ONE

12'5 into wardrobe x 11'2 max

Double glazed window to front. Radiator, Built in wall length fitted sliding door wardrobes.



OPEN PLAN LOUNGE KITCHEN

14'5 x 11'5 max

Comprises; Laminated rolled edge work surfaces with inset single drainer sink unit,. Inset electric four ring hob with electric oven under. All appliances not tested. Plumbing and space for washing machine, tumble dryers and undercounter fridge and freezer. Tiled splash backs. Selection of modern grey units at both eye and floor level. Open access to Lounge area. Double glazed window to rear. Double glazed door leading to garden. Radiator. Stairflight to first floor. Doors to;



OPEN PLAN LOUNGE KITCHEN



BEDROOM TWO

12'6 x 6'4

Double glazed window to side. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboard under. 'P' shaped bath with shower over. Tiled and panelled walls. Towel rail.



LOFT ROOM

21'4 max x 14'9 max

Double glazed windows to both side aspects. Two radiator, Storage cupboard housing wall mounted LPG gas boiler (not tested). Eaves storage.



OUTSIDE - REAR

Mainly laid to lawn. Access to front via side gate.

OUTSIDE - FRONT

Shingled front garden enclosed by panelled fencing, Timber storage shed. Communal parking area providing off street parking.



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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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

Services Connected: (Gas): LPG (Electricity): yes (Water): mains (Sewerage Type): mains drainage (Telephone & Broadband): tbc

Non-Standard Property Features To Note: The property has Holiday Home Status restricting all year residency.

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.

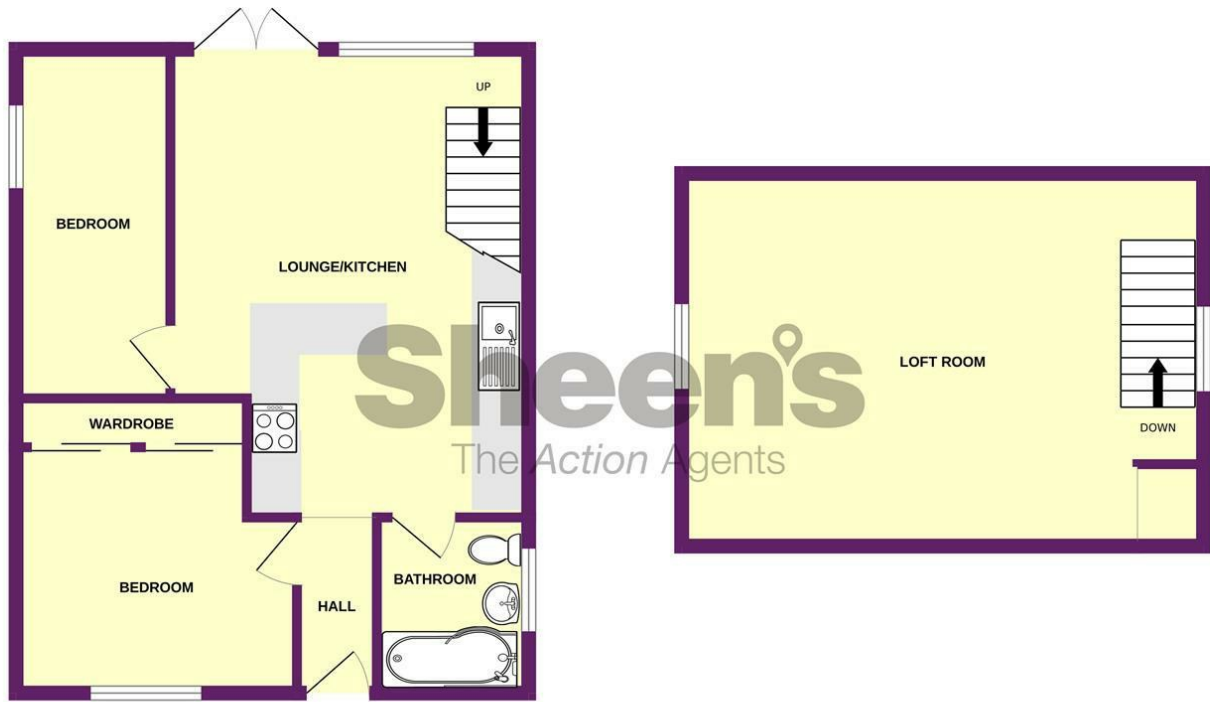
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR

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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Selling properties... not promises

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