



Bishops Drive, Bel Air Chalet Estate St. Osyth, CO16 8SZ

Located on the Popular Bel Air Estate, Sheens estate agents are pleased to offer this TWO BEDROOM SEMI-DETACHED BUNGLOW being sold as HOLIDAY HOME STATUS. This property is being offered with NO ONWARD CHAIN. The lease being offered with this property is 30 years and the ground rent is £35 per annum. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15'4 x 12'0 Lounge
- 5'8 x 5'0 Kitchen
- 8'2 x 7'5 Bedroom One
- Holiday Home Status
- Shower Room & Separate W.C
- Fully Double Glazed
- No Onward Chain
- Viewing Advised
- EPC Rating F



Price £42,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE/DINER

15'4 x 12'

Double glazed window to front. Electric radiator (not tested).



KITCHEN

5'8 x 5'

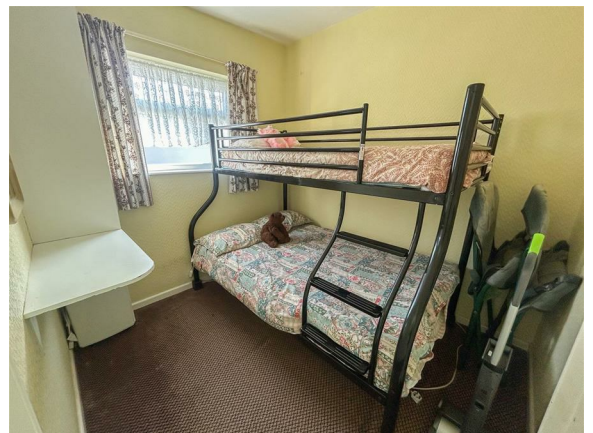
Fitted with a selection of wall mounted units, Comprising; square edge work surfaces with cupboards below. Space for cooker. Space for washing machine. Double glazed window to rear.



BEDROOM ONE

8'2 x 7'5

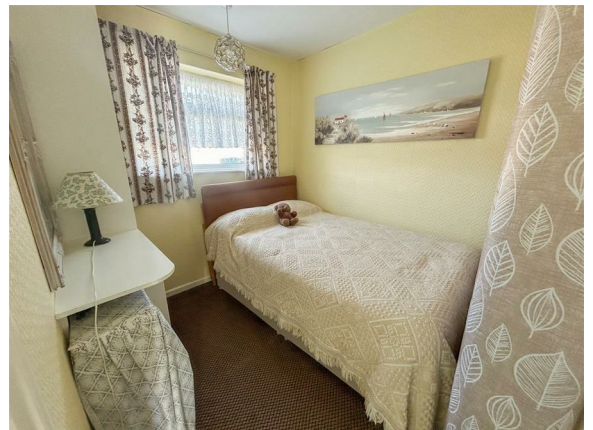
Double glazed window to rear.



BEDROOM TWO

7'5 x 8'0

Double glazed window to side.



SHOWER ROOM

Wall mounted hand wash basin. Shower cubical with wall mounted electric shower attachment (not tested).



W/C

Low level W/C. Double glazed window to rear.



OUTSIDE

Enclosed front garden maid to lawn. Partly patio paved.



EH 04/25

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.

Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax Band: A

Length of lease (years remaining): 30 years

Annual ground rent amount (£35.00):

Ground rent review period (year/month): TBC

Annual service charge amount (£): N/A

Service charge review period (year/month): N/A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

Particular Disclaimer

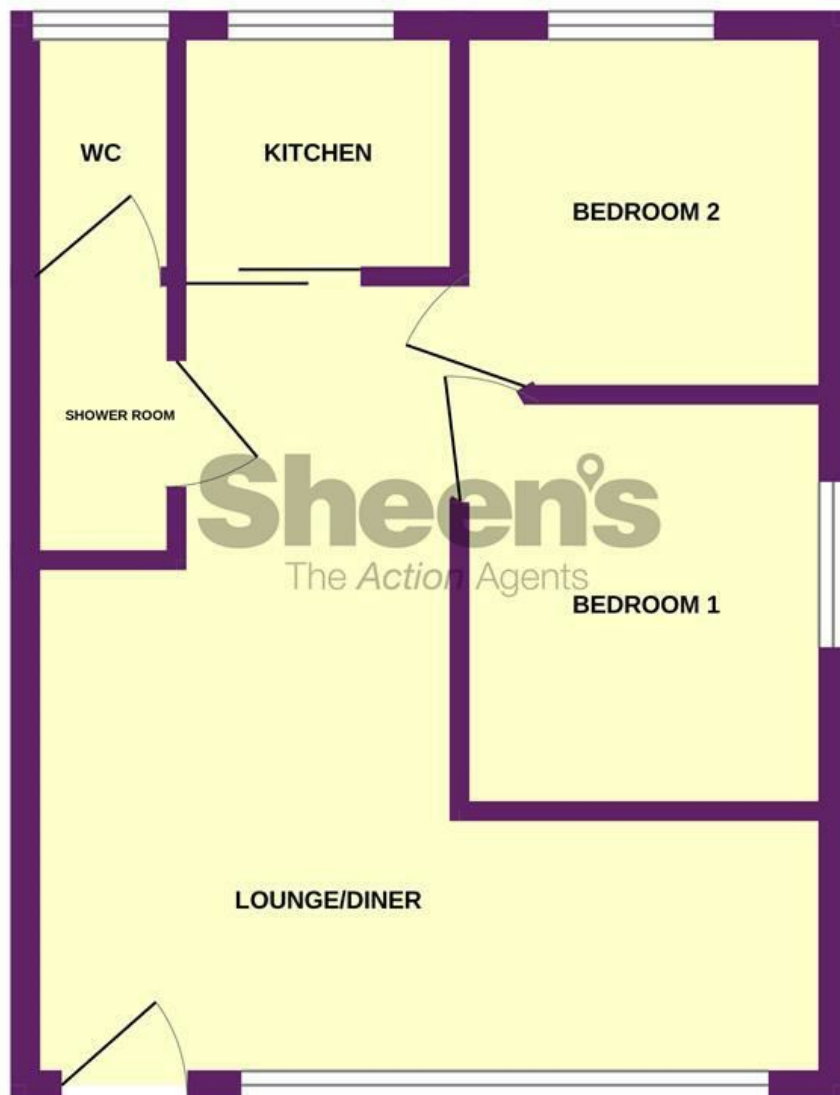
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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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