



## Meadow Way Jaywick, CO15 2HA

Sheen's Estate Agents are pleased offer this ONE BEDROOM DETACHED BUNGALOW. This property is located in Jaywick Village. This property is SOLID BRICK and is located just meters of Jaywick's local shops and Beachfront with Clacton-on-Sea's town centre and mainline railway station approximately two and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 13'8 x 13'4 Lounge
- 11'0 x 10'5 Kitchen
- Gas Central Heating (n/t)
- Fully Double Glazed
- Modern Bathroom Suite
- Front and Rear Gardens
- Storage Sheds
- Council Tax A
- EPC Rating D



**Price £150,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

13'8 x 13'4

Storage cupboard. Radiator. Double glazed window to front.





## KITCHEN

11' x 10'5

Fitted with a range of white fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Space and plumbing for washing machine. Integrated cooker with four ring hob above (not tested). Extractor fan (not tested). Storage cupboard housing gas combination boiler. Double glazed window to side. Doors to bathroom. Doors to outside rear.



## BEDROOM

10'11 x 7'5

Radiator. Double glazed window to rear. Open access to Walk-in Wardrobe.



## WALK-IN WARDROBE

Built in sliding wardrobes. Double glazed window to side.



## BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath. Heated towel rail (not tested). Double glazed window to rear.



## OUTSIDE FRONT

Enclosed by small fencing. Artificial lawn. Path leading up to entrance door.





## OUTSIDE REAR

Hard standing paved garden. Enclosed by panel fencing. Storage shed.



## EH 0925

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £ Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Yes

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

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



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GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.4 sq.m.) approx.

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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**Sheen's**  
The Action Agents