



Morris Avenue Jaywick, CO15 2JN

Sheens Estate Agents are pleased to offer for sale this **ONE BEDROOM DETACHED TIMBER FRAMED BUNGALOW** located in the 'Brooklands' area of Jaywick. Clacton-on-Sea's town centre and mainline railway station are located within two and a half miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- 8'8 x 6'7 Bedroom
- 12'7 x 7'7 Lounge
- 8'7 x 4'3 Kitchen
- Shower Room
- Fully Double Glazed
- Air Source Heat Pump Central Heating (n/t)
- Courtyard Garden
- Off Street Parking
- Council Tax Band A
- EPC Rating TBC

Price £75,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE PORCH

Floor to ceiling built in shelving either side of entrance door. Radiator. Two double glazed windows to front. Wooden entrance door to:



LOUNGE

12'7 x 7'7

Free standing electric fireplace (n/t). Radiator. Double glazed windows to front and side. Open access to:



KITCHEN

8'7 x 4'3

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with a stainless steel electric tap. Space for cooker. Space and plumbing for washing machine. Space for fridge or freezer. Under sink storage cupboard. Double glazed windows to front and side. Sliding door to:



BEDROOM

8'8 x 6'7

Radiator. Double glazed window to rear. UPVC Double glazed door leading to rear garden.



INNER HALL

Built in floor to ceiling Shelving. Loft access. Radiator. Door to:

SHOWER ROOM

Three piece suite comprising a low level W.C. Pedestal hand wash sink basin with electric tap. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Partly tiled. Heated towel rail. Double glazed window to rear.



OUTSIDE FRONT

Hard standing area providing off street parking. Outside light. Solar powered security camera. Side pedestrian access leading to the outside rear.



OUTSIDE REAR

Patio paved area with the remainder being stone shingled. Outside tap. Raised decking area. Wooden storage shed. Side pedestrian access leading to outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band: A
Payable 2025/2026 - £1424.94 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Timber Framed

BA 01/26

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.

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.

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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