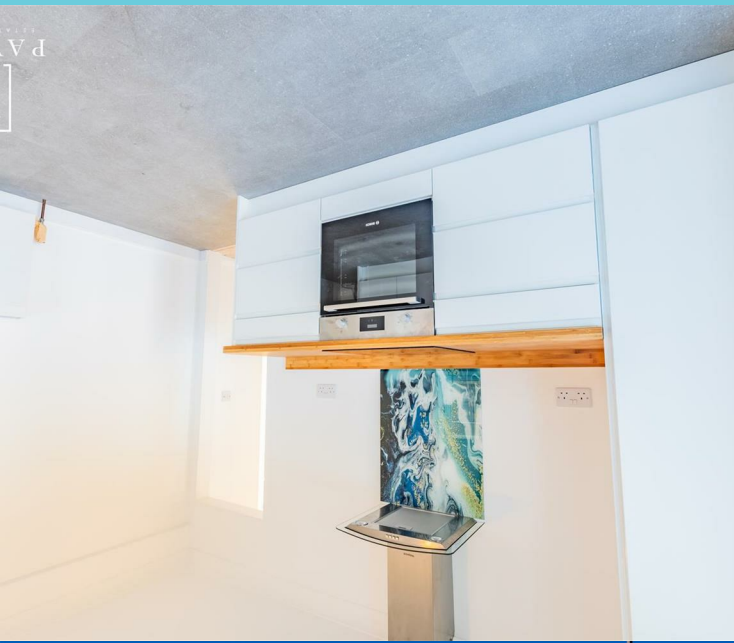
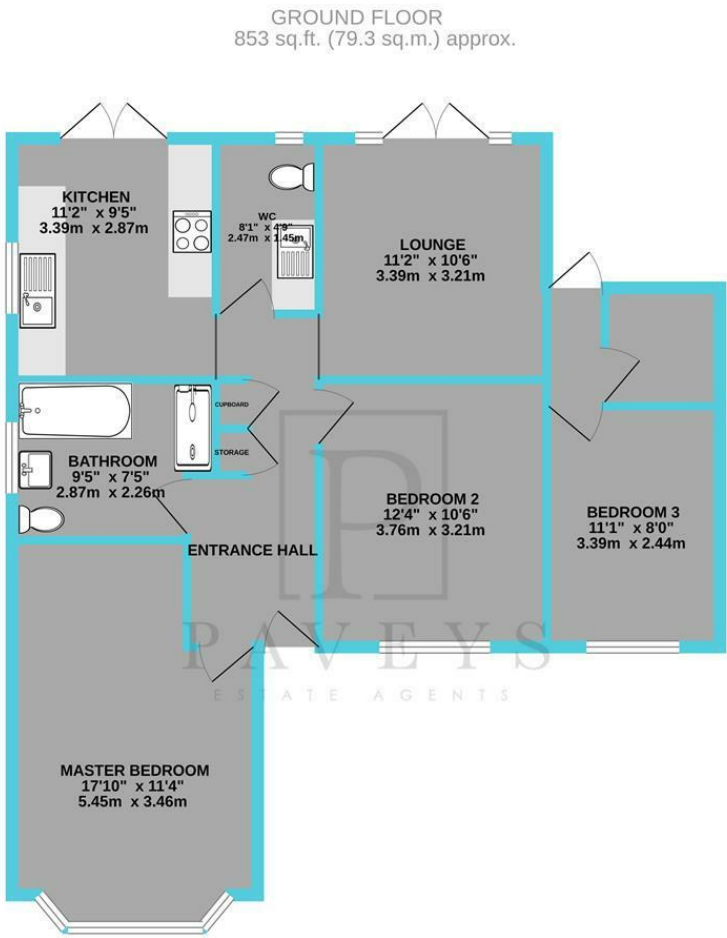




27, Quendon Way
Frinton-On-Sea, CO13 9PE

Price £349,950 Freehold

New to the market is this PART REFURBISHED DETACHED BUNGALOW positioned close to Frinton's greensward and seafront inside the Frinton Gates to be sold with NO ONWARD CHAIN. Key features include two/three bedrooms, lounge with double doors to the garden, newly fitted kitchen with double doors to the garden, newly fitted utility room and newly fitted bathroom suite. The majority of the work has been undertaken including new UPVC double glazing throughout, new combination boiler and radiators (not tested by Agent), the internal walls and ceilings have been skimmed and freshly painted and the existing garage has been partially converted to include an extra bedroom. There is ample off road parking to the front of the property and a private garden to the rear. We have keys! Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 853 sq.ft. (79.3 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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ENTRANCE HALL

Open storm porch, exterior light, composite entrance door to front aspect, exposed floor boards, smooth ceiling, radiator.

KITCHEN 11'2 x 9'5 (3.40m x 2.87m)

Newly fitted white under counter units, wooden work tops and upstands, inset white ceramic sink and drainer with mixer tap. New Bosch oven and induction hob, new Hotpoint extractor hood over, space for fridge freezer. Double glazed double doors to rear garden, double glazed window to side, tiled flooring,

UTILITY ROOM / CLOAKROOM 8'1 x 4' (2.46m x 1.22m)

Newly fitted base sink unit, wood effect work top, inset white sink and drainer with mixer tap. Space and plumbing for washing machine, newly fitted Vaillant ecoFIT pure combination boiler (not tested by Agent). Double glazed window to rear, low level WC, tiled flooring, smooth ceiling, radiator.

LOUNGE 11'2 x 10'6 (3.40m x 3.20m)

Double glazed double doors and matching side panels to rear garden, exposed floorboards, smooth ceiling, upright radiator.

MASTER BEDROOM 17'10 x 11'4 (5.44m x 3.45m)

Double glazed bay window to front, exposed floor boards, smooth ceiling, radiator.

BEDROOM TWO 12'4 x 10'6 (3.76m x 3.20m)

Exposed floor boards, smooth ceiling, two built in storage cupboards, radiator.

BATHROOM 9'5 x 7'5 (2.87m x 2.26m)

Modern four piece white suite comprising low level WC, vanity wash hand basin, bath with mixer taps and shower attachment over and walk in shower with glass screen. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, chrome heated towel rail.

STUDY / BEDROOM THREE 11'1 x 8' (3.38m x 2.44m)

Double glazed window to front, smooth ceiling, radiator.

FORMER SHOWER ROOM

Tiled flooring.

OUTSIDE FRONT

Generous hardstanding frontage providing ample off road parking for numerous vehicles, low retaining wall, gated access to rear garden.

OUTSIDE REAR

Private rear garden with patio area, retaining panel fencing, pergola, exterior light, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.