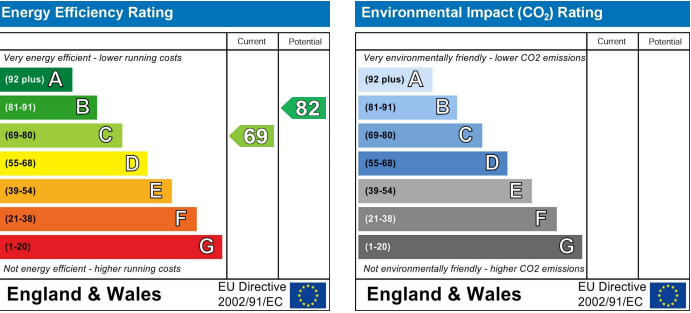
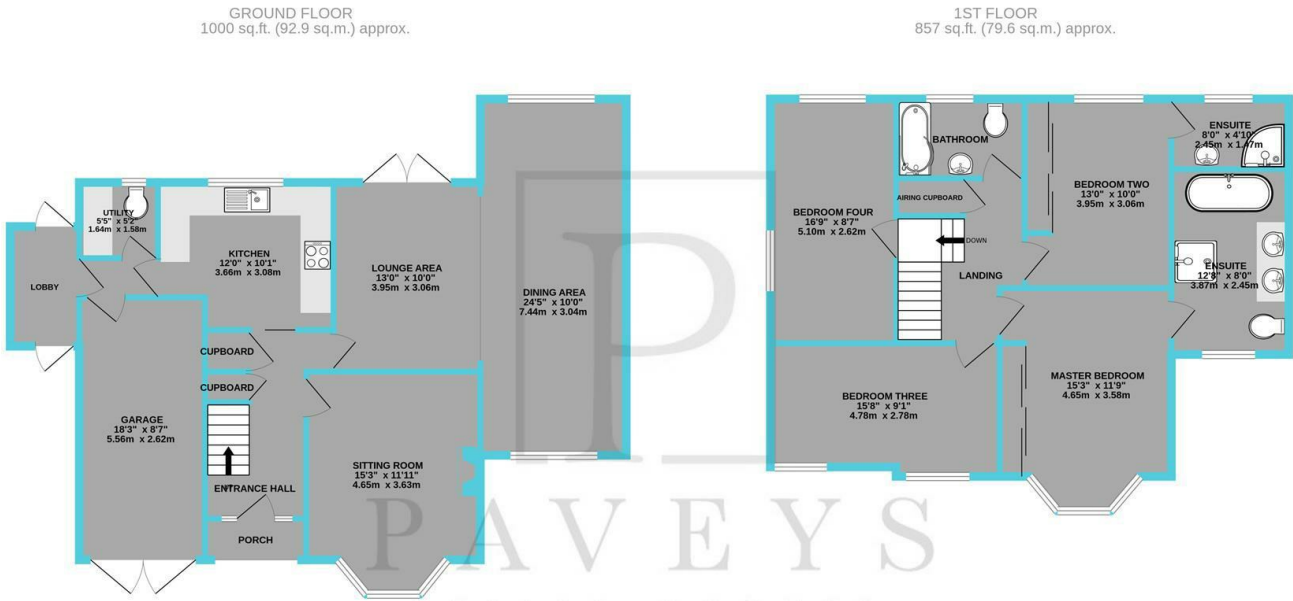




8, Mountview Road
Clacton-On-Sea, CO15 6LW

Price £600,000 Freehold

Guide Price £600,000-£625,000 Paveys have the pleasure in offering for sale this GORGEOUS DETACHED FAMILY HOME with LARGE REAR GARDEN & SUMMER HOUSE positioned in the sought after EAST CLACTON AREA. This refurbished property offers a wealth of light and spacious accommodation and has a stylish and modern interior. Key features include three good size reception areas, kitchen with attached utility room, two double bedrooms with ensuites and fitted wardrobes, a further two double bedrooms and family bathroom. The block paved driveway provides ample off road parking to the front of the integral garage with gated access to the large landscaped rear garden with raised decking area and timber summer house. Mountview Road is a sought after residential road that lies within easy reach of the seafront and beautiful beach, local shops and schools and Eastcliff Recreation Ground. An internal viewing is highly recommended in order to be appreciate this property and its location. Call Paveys to arrange your appointment to view.



PORCH
Attractive open storm porch with tiled step, exterior lighting.

ENTRANCE HALL
Composite entrance door with double glazed windows to front, vinyl flooring, smooth ceiling, stair flight to First Floor, two built in cupboards, glazed sliding pocket door to Kitchen, radiator.

SITTING ROOM 15'3" x 11'11" (4.65m x 3.63m)
Double glazed bay window to front, fitted shutters, fitted carpet, smooth and coved ceiling, spot lights, fireplace recess with inset wood burner, slate hearth and wooden mantle, TV point, radiator.

LOUNGE AREA 13' x 10' (3.96m x 3.05m)
Double glazed windows to front and rear aspects, vinyl flooring, smooth and coved ceiling, TV point, large open access to Dining Area, radiators.

DINING AREA 24'5" x 10' (7.44m x 3.05m)
Double glazed double doors to rear garden, vinyl flooring, smooth and coved ceiling, radiator.

KITCHEN 12'0" x 10'1" (3.66m x 3.07m)
Cream high gloss over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Eye level double oven, gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer. Double glazed window to rear overlooking the garden, laminate flooring, smooth ceiling, spot lights, chrome upright radiator.

CLOAKROOM/UTILITY ROOM 5'5" x 5'2" (1.65m x 1.57m)
Cream high gloss over and under counter units, work tops and upstands, inset undermount sink with mixer tap. Double glazed window to rear, white low level WC, wall mounted boiler (not tested by Agent), space and plumbing for washing machine, vinyl flooring, smooth ceiling, part tiled walls.

LOBBY
UPVC double glazed doors to front and rear aspects, tiled flooring, range of fitted wall cupboards, space for tumble dryer.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, smooth and coved ceiling, spot lights, built in airing cupboard, double glazed roof lantern.

MASTER BEDROOM 15'3" x 11'9" (4.65m x 3.58m)
Double glazed bay window to front, fitted shutters, fitted carpet, smooth and coved ceiling, spot lights, large fitted wardrobe with mirror fronted sliding doors, door to Ensuite, radiator.

EN SUITE BATHROOM 12'8" x 8' (3.86m x 2.44m)
Gorgeous suite comprising low level WC, vanity unit with his & hers wash hand basins, large walk in shower cubicle with rainfall shower head and bath. Double glazed window to front, tiled flooring, fully tiled walls, smooth ceiling, spot lights, two large mirrors, chrome heated towel rail.

BEDROOM TWO 13' x 10' (3.96m x 3.05m)
Double glazed window to rear with views over the garden, fitted carpet, smooth and coved ceiling, spot lights, large fitted wardrobe with mirror fronted sliding doors, door to Ensuite, radiator.

EN SUITE SHOWER ROOM 8' x 4'10" (2.44m x 1.47m)
White suite comprising vanity wash hand basin and corner shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, illuminated mirror, radiator.

BEDROOM THREE 15'8" x 9'1" (4.78m x 2.77m)
Two double glazed windows to front, fitted shutters, fitted carpet, smooth and coved ceiling, fitted double wardrobe with sliding doors, spot lights, radiator.

BEDROOM FOUR 16'9" x 8'7" (5.11m x 2.62m)
Double glazed windows to rear and side aspects, fitted shutters, fitted carpet, smooth and coved ceiling, spot lights, radiator.

BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin and bath with shower attachment over. Double glazed window to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, traditional radiator.

OUTSIDE FRONT
Generous block paved driveway providing ample off road parking for several vehicles, exterior lighting, gated access to rear garden.

OUTSIDE REAR
Superb size landscaped garden, generous lawn area bordered by hedgerows, flower and shrub borders. Large raised decking area to the rear of the garden, outside tap, gated access to front.

SUMMER HOUSE 19'8" x 12'1" (5.99m x 3.68m)
Timber Summer House, range of fitted base units with work top over, space for fridge freezer, power and light connected (not tested by Agent).

INTEGRAL GARAGE 18'3" x 8'7" (5.56m x 2.62m)
Double doors to front aspect, power and light connected (not tested by Agent), integral door to Lobby.

IMPORTANT INFORMATION
Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
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.