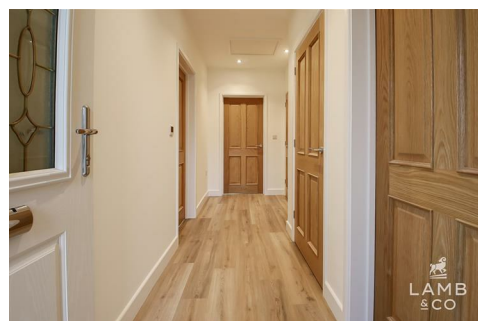




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TURPINS LANE, FRINTON-ON-SEA, CO13 0PB

GUIDE PRICE £400,000

**** GUIDE PRICE £400,000 - £425,000 **** 'Malope View' is a newly constructed bungalow nestled in a peaceful lane, just minutes from the golden beaches of Frinton-On-Sea. This charming residence provides the perfect blend of modern comfort, energy efficiency, and rural serenity. Boasting meticulous attention to detail, the bungalow welcomes residents with spacious interiors and a seamless flow of natural light throughout..

- Two Bedrooms
- Ready to Move In
- 10 Year Structural Warranty
- New Development of Just Four Bungalows
- Sought After Location
- Garage
- High Spec Finish
- EPC B
- Open Plan Living Space



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM ONE

11'7 x 10'7 (3.53m x 3.23m)

EN-SUITE

8' x 3'7 (2.44m x 1.09m)

BEDROOM TWO

12'4 x 8'3 (3.76m x 2.51m)

BATHROOM

8' x 6' (2.44m x 1.83m)

KITCHEN/LIVING

24'7 x 15'6 (7.49m x 4.72m)

KITCHEN AREA

LIVING AREA

OUTSIDE

FRONT

REAR

Additional Info

Council Tax Band: TBC

Heating: Gas fired underfloor heating

Services: Mains gas, electric, water & sewer

Broadband: Superfast (up to 20mpbs)

Mobile Coverage: Indoor - Limited / Outdoor - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Medium / Rivers & Sea - Very Low

Additional Charges: Annual Estate Charge - TBC

Seller's Position: No Onward Chain (New build)

Garden Facing: West

Warranty: 10 Year Structural Warranty

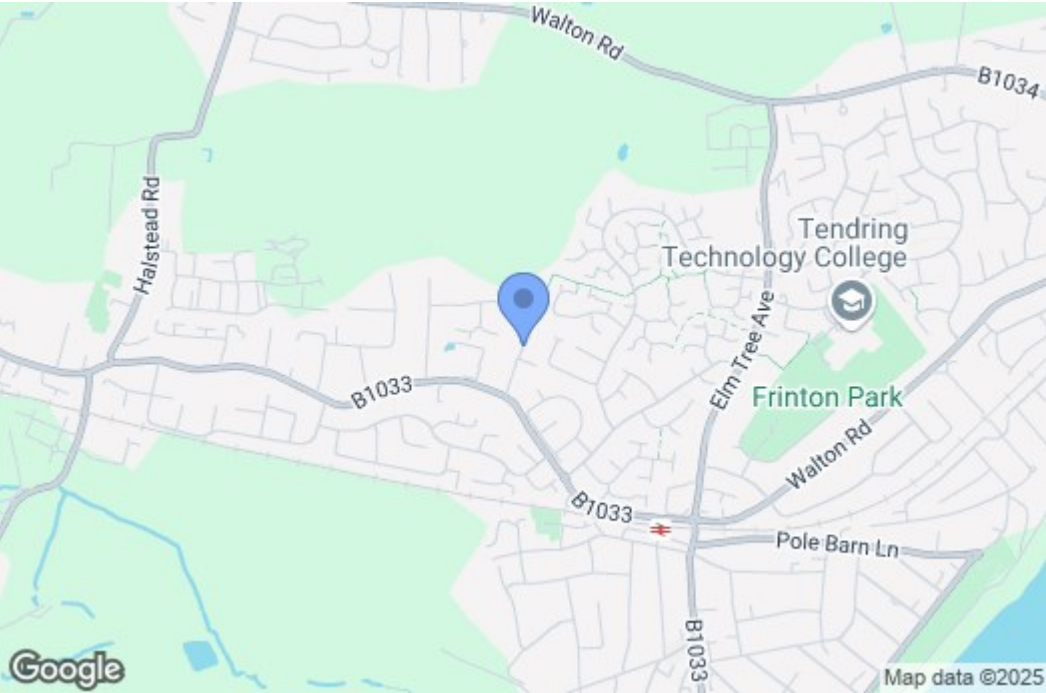
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

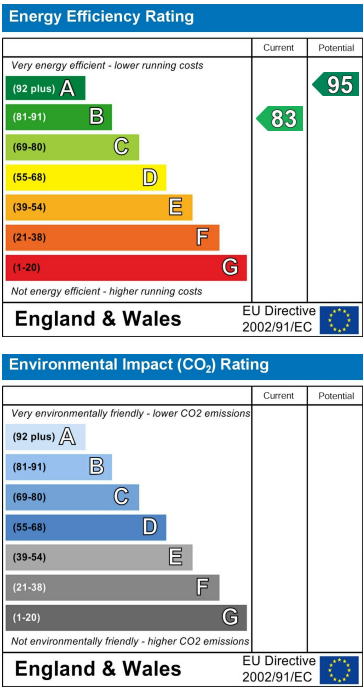
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

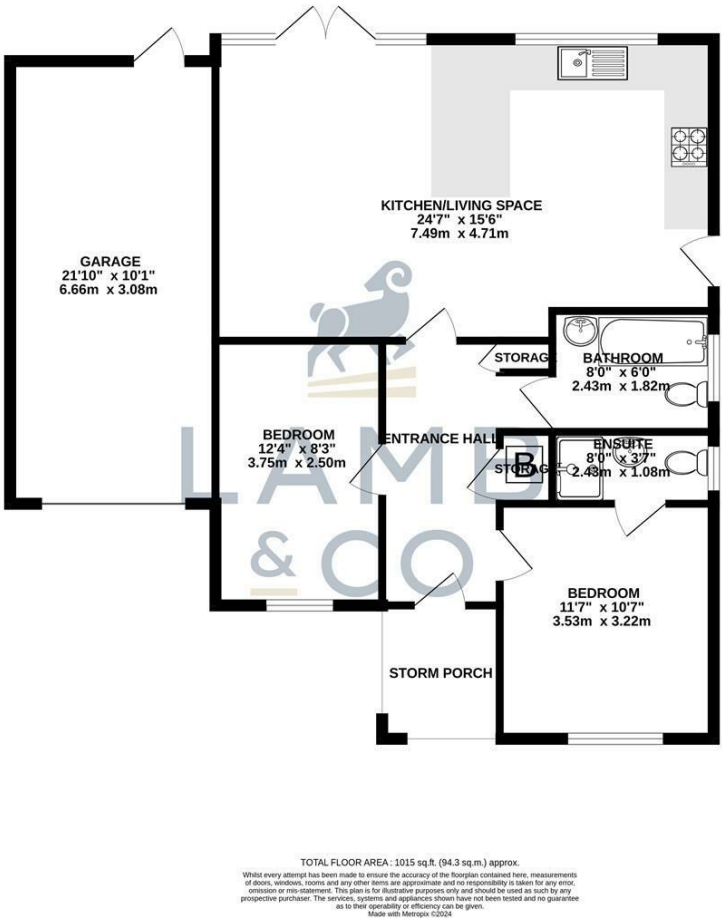
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.