



## Turpins Lane Frinton-On-Sea, CO13 0PB

Situated on a substantial sized plot and positioned in a sought after road in Frinton-on-Sea, Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property has a light and airy feel offering an en-suite WC, double garage, L-Shaped lounge/diner and is beautifully presented throughout. 'The Limes' is located within one mile of Frinton's seafront, town centre and railway station and has peaceful walks in the surrounding areas. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Double Bedrooms**
- **Garden Room**
- **L-Shaped Lounge/Diner**
- **Deceptively Spacious Plot**
- **En-Suite WC & Cloakroom**
- **Sought After Road**
- **Double Garage & Off Road Parking**
- **Frinton-on-Sea**
- **Council Tax Band - E**
- **EPC Rating - D**



**Price £595,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

## Porch

LVT flooring. Sealed unit double glazed window to side.

Obscured sealed unit double glazed door leading to:



## Hallway

LVT flooring. Featured full length radiator. Door to:



## Double Garage

17'6" x 17'1"

Plumbing for washing machine and tumble dryer. Power/light connected. Sealed unit double glazed window to rear. Composite door leading to rear garden.

## Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part weatherboarding. LVT flooring. Featured radiator. Obscured sealed unit double glazed window to rear.



## Lounge

21'9" x 13'5"

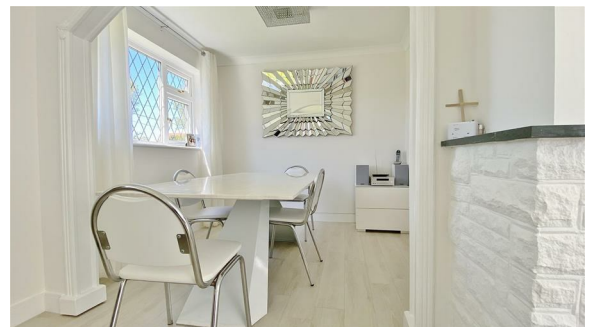
Brick fire surround with inset gas fire. LVT flooring. Two featured radiators. Sealed unit double glazed led light window front. Sealed unit double glazed sliding patio door leading to rear garden. Open access to:



## Dining Room

8'10" x 7'10"

LVT flooring. Sealed unit double glazed led light window to front. Door to:



## Kitchen

14'5" x 12'10"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Featured splashback. LVT flooring. Space for fridge/freezer. Plumbing for dishwasher. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Two featured radiators. Sealed unit double glazed led light windows to side and front aspect. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.

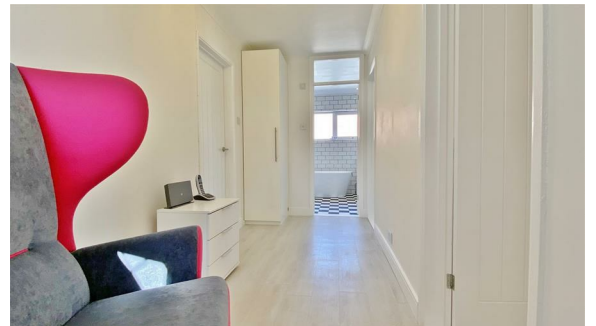


## Alternate Kitchen View



### Inner Hall

Fitted high gloss storage cupboard. Loft access. LVT flooring. Radiator. Sealed unit double glazed led light window to side. Doors to:



### Bedroom One

14'11" x 10'3"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

11'9" max x 11"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to:



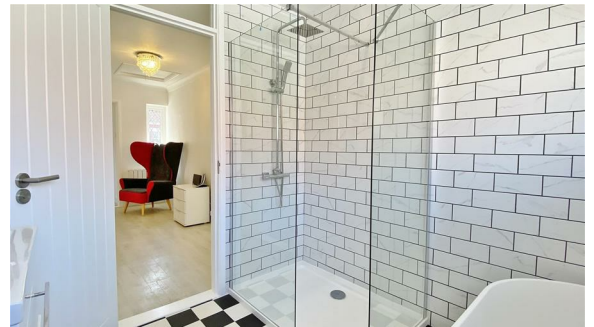
### En-Suite WC

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. LVT flooring. Extractor fan. Spotlights.



### Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted shower cubicle with fitted shower screen, separate shower hose attachment and waterfall downfall. Featured rounded bath with floor mounted freestanding taps with shower hose attachment. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom Three

11'9" x 7'11"

Built in wardrobe. LVT flooring. Featured radiator. Sealed unit double glazed double doors leading to:



### Garden Room

11'7" x 11'5"

Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed double doors leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with shingle. Shed to remain. Access to front via side gate. Outside tap. Outside sockets. Outside lights. Private access door to garage. Enclosed by panelled fencing.



### Alternate Outside Rear View



### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to double garage with two up and over doors. Remainder laid to lawn and shingle. Beds stocked with an array of flowers, shrubs and bushes.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/05.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

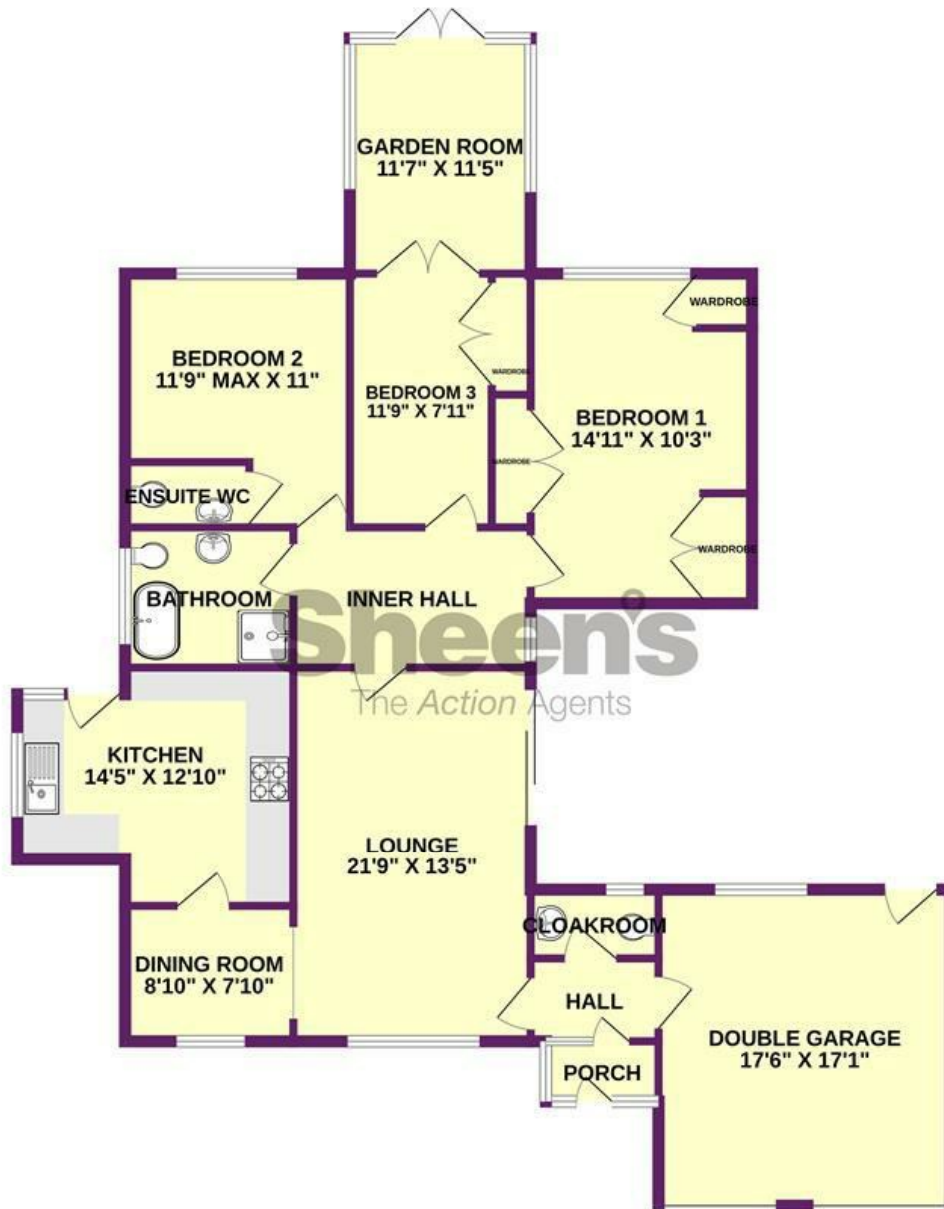
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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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