



## Devereaux Close Walton On The Naze, CO14 8TY

\*\*\* EPC RATING A \*\*\* Situated on the popular Frinton Homelands development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this STUNNING, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within half a mile of shopping amenities and is within one and a half miles of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Double Bedrooms**
- **Two Bathrooms**
- **Integral Garage with Potential to Convert S.T.P.P.**
- **South Facing Secluded Rear Garden**
- **Off Road Parking**
- **Popular Homelands Development**
- **Beautifully Presented Throughout**
- **No Onward Chain**
- **Council Tax Band - C**
- **EPC Rating - A**



**Price £399,995 Freehold**

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# Devereaux Close, Walton On The Naze, CO14 8TY

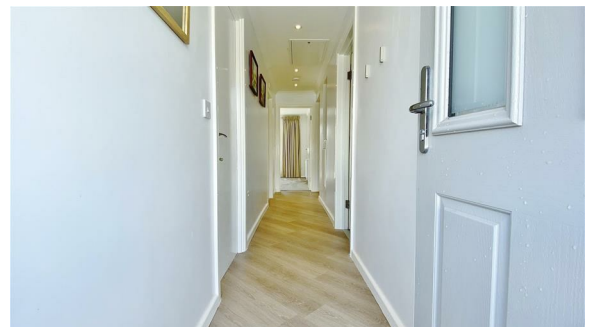
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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:

## Hallway

Loft access with pull down ladder housing boiler providing heating and hot water throughout. Vinyl flooring. Spotlights. Doors to:



## Integral Garage

13'9" x 9'4"

Power/light connected.

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### Bathroom

Four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with shower attachment. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

### Bedroom One

12'9" x 12"

Spotlights. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden



### Inner Hall

Loft access. Vinyl flooring. Built in storage cupboard. Doors to:

### Kitchen

11'10" x 9'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with boiling water taps. Inset five ring induction hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Integrated dishwasher. Further selection of matching units both at eye and floor level. Part tiled walls. Vinyl flooring. Space for fridge/freezer. Spotlights. Radiator. Sealed unit double glazed window to front.



### Bedroom Two

11" x 10'10"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

12" x 9'4"

Radiator. Sealed unit double glazed window to front.



### Shower room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



## Lounge

20'4" x 10'5"

Vinyl flooring. Wall lights. Two radiators. Sealed unit double glazed double sliding doors leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Solar panels. Outside socket. Shed to remain. Access to front via side gate.



### Outside - Front

Block paved driveway providing off street parking leading to integral garage with electric door. Remainder laid to lawn. Outside electric charging point for car. Outside lights.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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**JD/06.24**

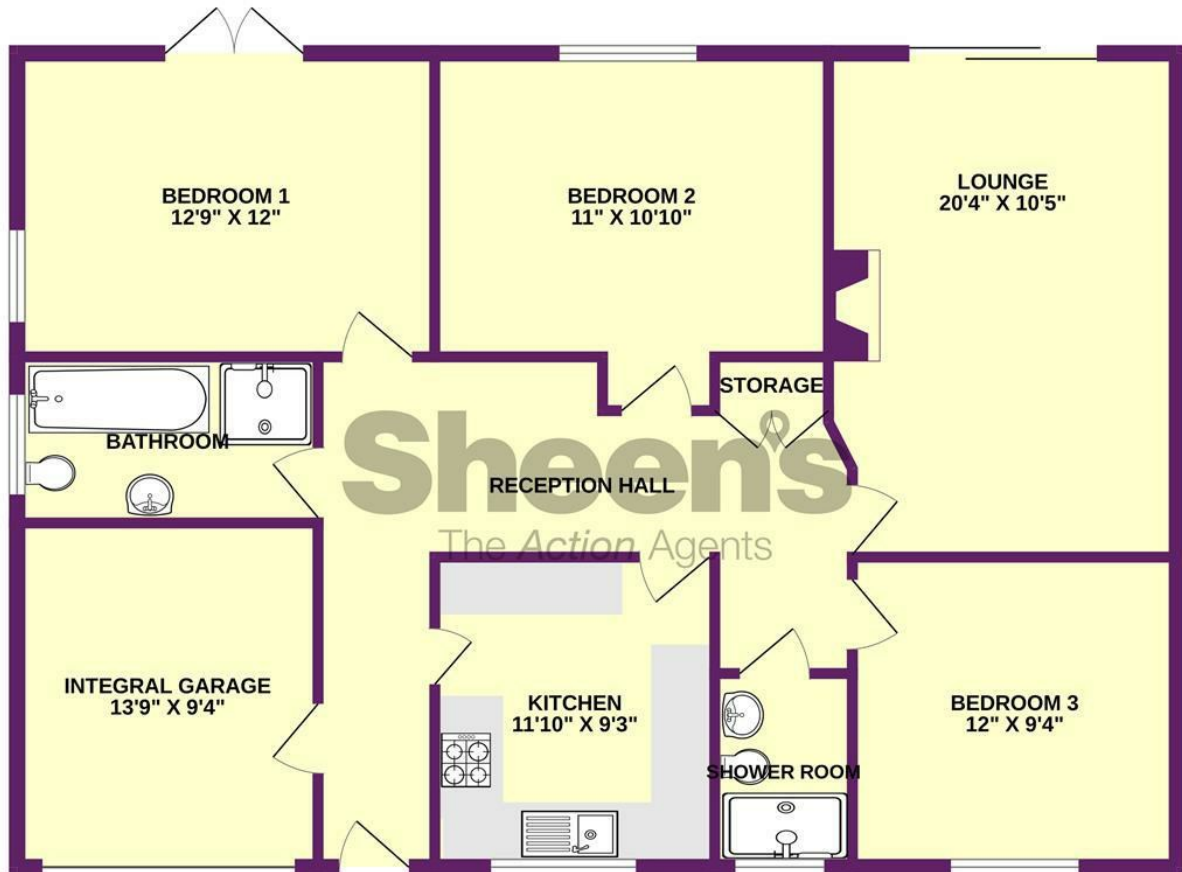
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents