



Donne Drive Clacton-On-Sea, CO15 2ND

Located in the popular 'Tudor Estate' of West Clacton, Sheens Estate Agents are pleased to offer for sale this **THREE BEDROOM DETACHED CHALET BUNGALOW**. The property benefits from being offered with **NO ONWARD CHAIN** and is situated 850 metres from Jaywick's peaceful seafront. The property is positioned 1.75 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **18'11 x 10'10 Lounge**
- **14'5 x 9'6 Kitchen**
- **7'11 x 6'4 Ground Floor Shower Room**
- **Gas Central Heating (n/t)**
- **Garage**
- **Off Street Parking**
- **No Onward Chain**
- **Council Tax Band D**
- **EPC Rating D**



Price £220,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed sliding entrance door to:

ENTRANCE HALLWAY

Stairflight to first floor. Built in under stairs storage cupboard. Radiator. Sliding door to:

LOUNGE

18'11 x 10'10

Radiator. Double glazed window to front.



KITCHEN

14'5 x 9'6

Fitted Kitchen suite. Comprises wood effect Square edge work surfaces with white cupboards and drawers below. Inset ceramic single drainer sink unit with stainless steel mixer tap. Gas Combination boiler (not tested). Cooker space with extractor hood above (all appliances not tested). Double glazed window to side. Opening to:



DINING AREA

8'11 x 8'

Radiator. Double glazed window to side.



INNER HALLWAY

Radiator. Door to:

SHOWER ROOM

7'11 x 6'4

Fitted with a three piece white suite. Comprises double length shower cubicle with wall mounted electric shower (not tested). Low level W.C. Pedestal wash hand basin. Radiator. Fully tiled walls. Double glazed window to side.



GROUND FLOOR BEDROOM

8'10 x 8'2

Radiator. Double glazed window to rear.



CONSERVATORY

16'9 x 8'3

Radiator. Double glazed windows to side and rear. Double glazed sliding doors to garden.



FIRST FLOOR LANDING

Built in storage cupboard. Double glazed window to rear. Doors to:

BEDROOM ONE

16'7 x 11'6 max

Two built in eaves storage cupboards. Loft access. Radiator. Double glazed window to rear.



BEDROOM TWO

11'3 x 10'5

Built in eaves storage cupboard. Built in storage cupboards.
Radiator. Loft access. Double glazed window to front.



GARAGE

Up and over door.



OUTSIDE - REAR

Majority paved patio area. Remainder laid to lawn. Enclosed by panel fencing. Side access leading to :



OUTSIDE - FRONT

Paved front garden providing off street parking for multiple vehicles. Access to garage with up and over door.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JB 0626

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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Selling properties... not promises

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