110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Greenlawns, St. Osyth Road East
Little Clacton, CO16 9RP

Located in the popular development of 'Greenlawns' in Little Clacton is this TWO/THREE BEDROOM PARK HOME for over 50's. The property is situated approximately 1.25 miles from Clacton-on-Sea's shopping village. The property benefits by being offered with no onward chain as well as providing off-street parking and a garage. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- Bedroom Three/Study
- En-Suite Shower Room
- Three Piece Bathroom Suite
- 19'6 x 6'11 Max Lounge
- 9'7 Fitted Kitchen
- Utility Room
- Oil Central Heating (n/t)
- 67" X 20" Rear Garden
- Garage & Off Street Parking

Price £165,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALL

Radiator. Door to:

LOUNGE

19'6 max x 16'11 max

Fireplace. Two radiators. Double glazed window to front and side. Double glazed bay window to front and side. Double glazed double doors to garden area.

KITCHEN

9'7 max x 9'5

Fitted kitchen suite comprising Oakwood effect square edge work surfaces with Crème wall mounted cabinets with cupboards and drawers below. Inset one and a half bowl sink unit with a stainless steel mixer tap. Inset hob with extractor hood above. Inset oven (all appliances not tested). Space for fridge freezer. Partly tiled walls. Radiator. Double glazed window to rear. Opening to:

UTILITY ROOM

6'11 x 5'

Oakwood effect square edge work surfaces with Crème wall mounted cabinets with cupboards and drawers below. Partly tiled walls. Space for washing machine. Door to garden area.

BATHROOM

6'6 x 5'9

Three piece bathroom suite comprising low level W.C. Vanity wash hand sink basin unit. Panelled bath with electric wall mounted shower head above (not tested). Radiator. Double glazed window to front.

BEDROOM ONE

13'9 max x 9'6

Built in storage cupboards. Radiator. Double glazed bay window to rear. Door to:

EN-SUITE SHOWER ROOM

6'10 x 5'9

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Shower cubicle with wall mounted electric shower (not tested). Radiator. Double glazed window to rear.

BEDROOM TWO

10'5 x 9'5

Built in storage cupboards. Radiator. Double glazed bay window to front.

BEDROOM THREE/STUDY ROOM

6'7 x 6'

Radiator. Double glazed window to front.

OUTSIDE REAR

Majority paved patio area. Two storage sheds.

GARAGE

Up and over door.

OUTSIDE FRONT

Paved patio area providing off street parking for multiple vehicles.

ALTERNATE VIEW OF FRONT

Material Information (Park Home)

Monthly ground rent/site fee amount (£): 295.00 Ground rent review period: Yearly
Age Restriction: Over 50's Pets: Yes
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Services Connected:
(Gas): No (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:
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

JB PARA 03/26

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
958 sq.ft. (89.0 sq.m.) approx.

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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