



BLAKE &
THICKBROOM



BLAKE &
THICKBROOM



Plot 23 Bloomfield View, Little Clacton, CO16 9SR

Little Clacton

£465,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Plot 23, The Wisteria (Three bedroom detached bungalow with attached single garage). Totally internal floorspace excluding garage 109m² (1,175 sq ft). Bloomfield View is a prestigious development of spacious 2 and 3 bedroom bungalows, designed with meticulous attention to detail and high quality craftsmanship. The homes combine outstanding specifications with modern, functional living. Thoughtfully positioned to provide a tranquil and private environment, these properties offer the perfect balance of comfort, space and peace. Nestled in the picturesque village of Little Clacton, Bloomfield View is just a short drive away from the stunning beaches of Clacton on Sea. Whether you're unwinding in your private garden or enjoying the surrounding natural beauty, Bloomfield View provides an ideal blend of countryside charm and contemporary living.

MASTER BEDROOM: 4.11m x 3.35m (13'6 x 11'0) (plus bay recess).
EN SUITE SHOWER ROOM: 2.79m x 1.22m (9'2 x 4'0)
BEDROOM TWO: 3.48m x 3.35m (11'5 x 11'0)
BEDROOM THREE: 3.48m x 3.35m (11'5 x 11'0)
BATHROOM: 2.62m x 1.68m (8'7 x 5'6)
LIVING ROOM: 4.78m x 4.47m (15'8 x 14'8)
KITCHEN DINING: 6.99m x 3.35m (22'11 x 11'0)
SINGLE ATTACHED GARAGE: 7.01m x 3.1m (23'0 x 10'2)
OUTSIDE

Material information for this property.

Tenure is Freehold.

Council Tax Band: TBC.

EPC Rating: TBC.

Services connected.

Electricity: Yes.

Gas: No.

Water: Yes.

Sewerage type: Mains.

Telephone and Broadband coverage: Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes

The development road and communal areas will be maintained by a management company and the annual charge will be £218.57

Non standard property features to note: None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.





