



Drakes Approach Clacton-on-Sea, CO15 2PX

Located in the popular Tudor Development on the western side of Clacton-on-Sea, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property benefits from having OFF ROAD PARKING located to the rear of the property as it is situated in a walkway position close to a local greensward. Local shopping amenities at Tudor Parade are around a quarter of a mile away with Clacton's town centre and mainline railway station positioned within one and three quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'1 x 11'8 Lounge
- 9'1 x 8'8 Kitchen
- 12'1 x 7'8 Sun Lounge
- Three Piece Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Off Road Parking To Rear
- Viewing Advised
- EPC Rating D & Council Tax B



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Wood effect flooring. Radiator. Loft access. Open access to Kitchen. Doors to;



BEDROOM ONE

11'7 x 11'5

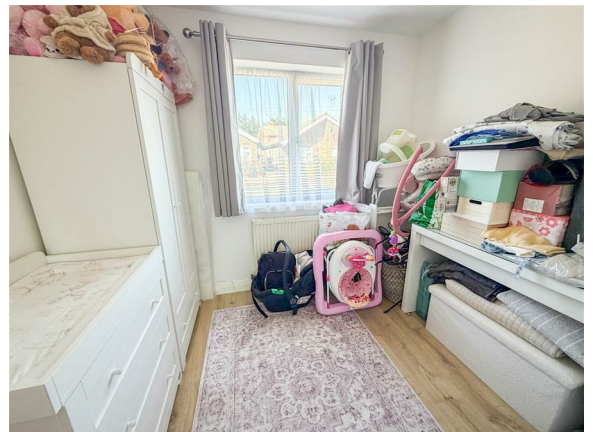
Wood effect flooring. Radiator. Double glazed window to front.



BEDROOM TWO

8'8 x 7'2

Wood effect flooring. Radiator. Double glazed window to front.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal wash hand basin. Corner shower cubicle with wall mounted shower (not tested). Fully tiled walls. Wood effect flooring. Radiator. Double glazed window to side.



KITCHEN

9'1 x 8'8

Fitted with a range of cream panel fronted units. Comprises wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall units. Inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Range cooker space with stainless steel splash back and extractor hood above (not tested). Plumbing and space for washing machine. Space for American style fridge/freezer. Tiled splash backs. Wall mounted gas combination boiler (not tested). Radiator. Wood effect flooring. Double glazed windows to rear.



LOUNGE

15'1 x 11'8

Wood effect flooring. Radiator. Double glazed sliding doors leading to Sun Lounge.



SUN LOUNGE

12'1 x 7'8

Part brick built. Radiator. Tiled flooring. Double glazed windows to side and rear. Double glazed sliding door leading to rear garden.



OUTSIDE - FRONT

Laid to lawn with patio paved pathway leading to front entrance. Side pedestrian access to rear.



OUTSIDE- REAR

Mainly laid to artificial lawn with hardstanding patio area. Enclosed by panelled fencing. Timber Summer House (Possibly up for negotiation separately). Wooden double gates providing off street parking for a vehicle. Vehicle access is via Virginia Close to the allocated rear parking (within garden boundary).



DOUBLE GATES - PARKING TO REAR

Shared access road to the rear of the property - accessed via Virginia Close. Double Gates leading to rear of Garden where there is hardstanding area underneath the Artificial Lawn.



ALTERNATE VIEW OF GARDEN



GREENSWARD & LOCAL PARK

Local Greensward and park are conveniently positioned diagonally from the front of the bungalow.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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: No

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.

JE 0826

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.



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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