

# BRIGHTSIDE, FRINTON-ON-SEA, ESSEX, CO13 0UB

Price

**£370,000**

FREEHOLD

- Three Bedrooms
- Sought After 'Frietuna' Development
  - En-Suite To Master Bedroom
- 19' Lounge/Diner Leading To Conservatory
- 14'7" Kitchen With Separate Utility Room
- Manageable Rear Garden With Summer House
  - Quiet Cul-de-Sac Position
  - Garage & Off Street Parking
    - No Onward Chain
- EPC Rating D/ Council Tax Band - E



**FENTONS**  
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and situated on the sought after 'Frietuna' development, Fentons Estate Agents have the pleasure in offering for sale this well presented, THREE BEDROOM DETACHED BUNGALOW. The property benefits from 1022 sq feet of accommodation, an en-suite to the Master bedroom, 19' lounge/diner, summer house/bar and a garage with off street parking to the front. The property is approximately half a mile of the 'Triangle' Shopping Centre with an array of amenities and is within one mile of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

#### Hallway

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Laminate flooring. Loft access. Radiator. Doors to:

#### Kitchen/Breakfast Room

14'7" x 8'6"

Fitted with a range of modern matching fronted units. Marble rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob. Built in eye level combination oven featuring integral microwave setting. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Marble splashback. Laminate flooring. Radiator. Sealed unit double glazed window to rear. Door to

#### Utility Room

8'8" x 5'3"

Marble rolled edge work surfaces. Further selection of matching fronted units both at eye and floor level. Plumbing for washing machine. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to rear garden.

#### Lounge/Diner

19' x 14'8"

Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to:

#### Conservatory

10'5" x 7'6"

Laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door leading to rear garden.

#### Bathroom

Modern white suite comprises of low level W/C. Vanity wash hand basin with storage cupboards under. Enclosed panelled bath with wall mounted shower attachment. Partly boarded with wet boards. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

#### Master Bedroom

13'3" max x 10'8"

Radiator. Newly fitted sealed unit double glazed window to front. Door to:

#### En-Suite

Suite comprises of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Fitted corner shower cubicle with wall mounted shower attachment. Wet board splashback. Laminate flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

#### Bedroom Two

11'5" x 8'8"

Radiator. Newly fitted sealed unit double glazed window to front.

#### Bedroom Three

8'1" x 7'9"

Radiator. Sealed unit double glazed window to side.

### Outside - Rear

Manageable rear garden. Part paved area. Remainder laid to lawn. Shingled beds. Access to front via side gate. Outside tap.

### Summer House

14' x 10'9"

Laminate flooring. Fitted bar. Power connected. Windows overlooking garden.

### Outside - Front

Hardstanding area providing off street parking leading to garage with an up and over door (power and lighting connected).

### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £2709.47 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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#### Disclaimer - Wide Angle Lens Etc

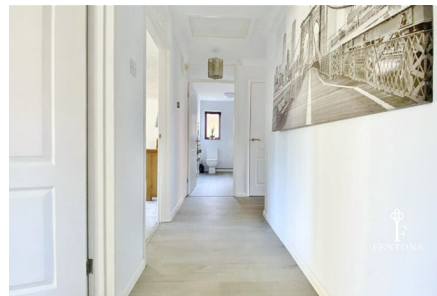
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#### REFERRAL FEES -

You will find a list of any/all referral fees we may receive on our website

#### AML

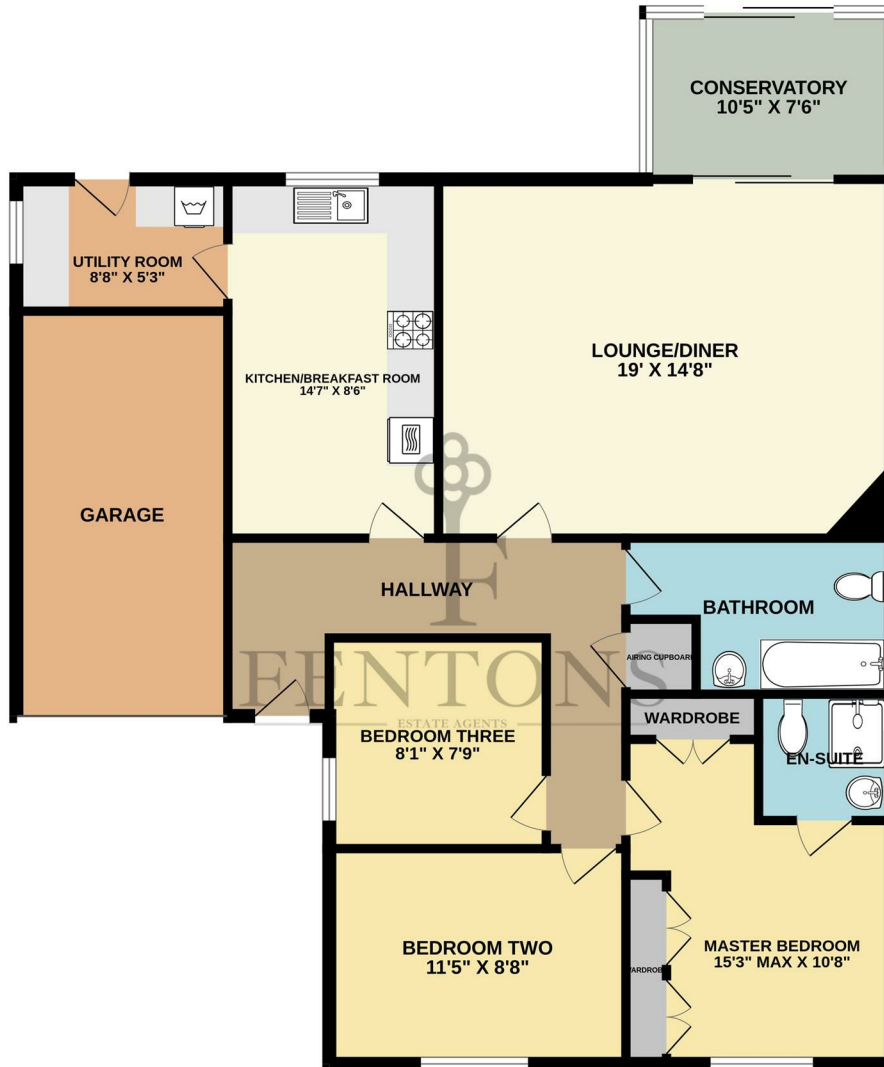
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023sq.ft. (95.0 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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Council Tax Band

**E**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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