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Sheen's
The *Action* Agents



Brookvale
St Osyth, CO16 8RY

Situated in the sought after historic village of St. Osyth is this TWO BEDROOM DETACHED BUNGALOW which was built circa 1998. The property is conviniently situated around two hundred and fifty metres from local shopping amenities and services within the village with Clacton's town centre, sea front and mainline railway station around three and a half miles away. With greensward views to the front, an early internal inspection is highly recommended to appreciate to accommodation, decor and location on offer.

- Two Bedrooms
- 20'7 max x 13'4 Lounge
- 12'3 x 9'8 Fitted Kitchen
- 10'8 x 10'6 Sun Room/Dining Room
- Modern Shower Room
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Side & Rear Gardens
- Greensward Views To Front
- EPC Rating D & Council Tax D





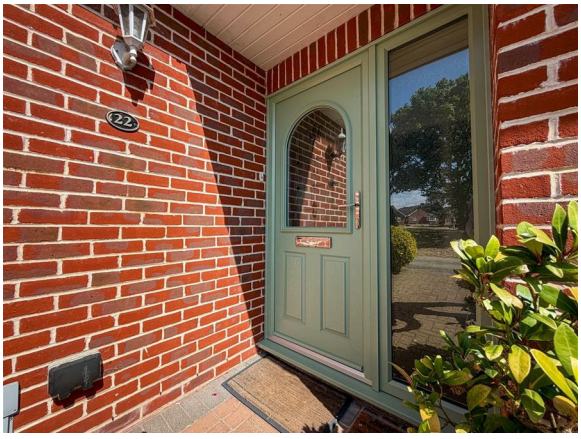


Price £318,500 Freehold

Accommodation Comprises

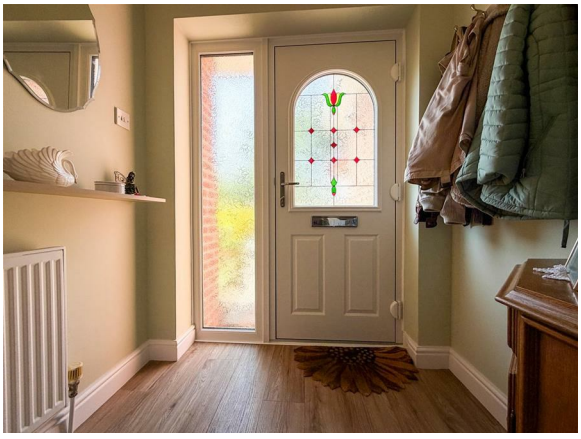
The accommodation comprises approximate room sizes:

Double glazed entrance door to:



ENTRANCE PORCH

Karndean wood effect flooring. Further glazed entrance door to:



ENTRANCE HALLWAY

Karndean wood effect flooring. Loft access. Radiator. Built in airing cupboard. Doors to:



LOUNGE



20'7 into bay x 13'4

Ornamental fire surround with inset gas fire (not tested). Radiator. Double glazed bay window to front. Double glazed double doors to garden.

ALTERNATE VIEW OF LOUNGE







KITCHEN

12'3 x 9'8

Fitted with a range of cream gloss laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards, drawers and storage under. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring electric ceramic hob with fitted stainless steel extractor hood above. High level double electric oven. Integrated dishwasher. Integrated fridge/freezer (all appliances not tested). Space and plumbing for automatic washing machine. Tiled splash backs. Double glazed windows to side and rear. Radiator. Double glazed door to Sun Room/Dining Room.





ALTERNATE VIEW OF KITCHEN

SUN ROOM/DINING ROOM

10'8 x 10'6

Part brick built. Vaulted solid roof. Two Radiators. Tiled flooring. Double glazed windows to sides and rear. Double glazed doors to garden.



BEDROOM ONE

13'6 x 12'2 max

Fitted sliding wardrobes. Radiator. Double glazed windows to front and side.



BEDROOM TWO

13'6 x 9'7

Radiator. Double glazed window to side.



SHOWER ROOM

Fitted with a modern white suite. Comprises corner shower cubicle. Vanity wash hand basin. Low level W.C. Fully tiled walls. Heated towel rail. Fully tiled walls. Double glazed window to rear.





OUTSIDE - FRONT

Hard standing area providing off street parking leading to garage (17'4 x 8'4) with electric roller door and power and light connected (not tested). Gate gives side pedestrian access to:





VIEWS OF GREENSWARD TO FRONT



OUTSIDE - REAR

Side and rear low maintenance gardens. Mainly stone paved and enclosed by panel fencing. Personal double glazed door to garage. Timber storage shed (9'6 x 5'6) - Insulated with power connected. Extendable fixed Sun Shade.



ALTERNATE VIEW OF GARDEN (1)



ALTERNATE VIEW OF GARDEN (2)





ALTERNATE VIEW OF GARDEN (3)

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): yes (Electricity): yes (Water): yes (Sewerage Type): mains (Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: no

JE 0624

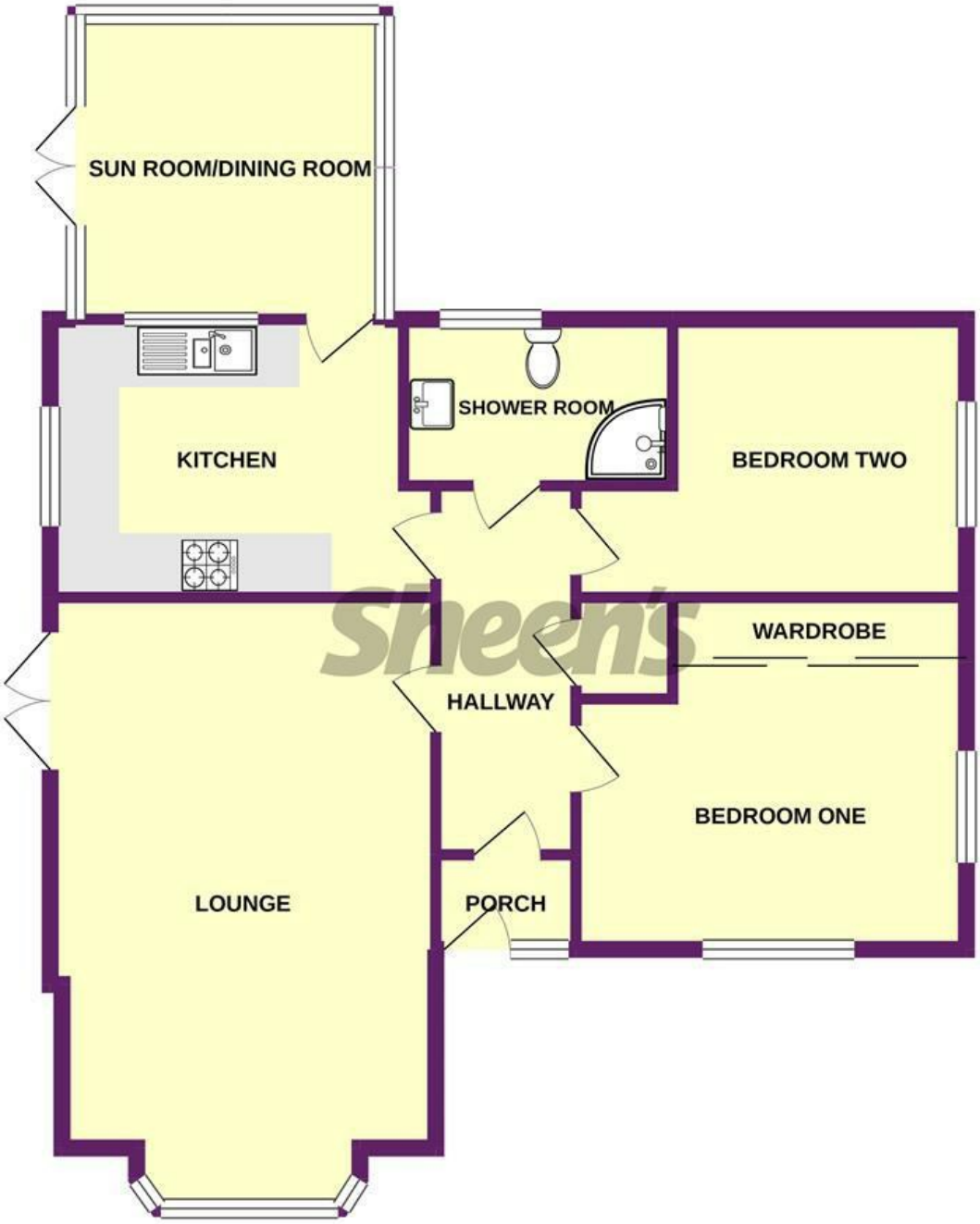
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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