



## Robinsdale Great Clacton, CO15 4JP

Located on the popular 'Birds' development in Great Clacton is this spacious TWO BEDROOM SEMI-DETACHED BUNGALOW. Local shopping amenities in Great Clacton are situated within 300 metres, with Clacton's town centre, sea front and mainline railway station approximately one and a half miles away. Presented in excellent decorative order throughout, an early viewing is strongly advised.

- Two Double Bedrooms
- 13'11 x 13'2 Lounge
- 13'10 Fitted Kitchen
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 40' South Facing Garden
- Garage & Off Street Parking
- Viewing Advised
- EPC Rating D & Council Tax B

**Price £240,000 Freehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to entrance porch.

### ENTRANCE PORCH

5'3 x 3'1

Part brick built with poly carbonate roof. Double glazed window to side. Tiled flooring. Double glazed Window with double glazed panel to entrance hall.

### ENTRANCE HALLWAY

Wood effect flooring. Built in storage cupboard. Loft access.  
Doors to:



### LOUNGE

13'11 x 13'2

Herringbone style wood effect flooring. Feature ornamental fireplace. Radiator. Double glazed window to front.



ALTERNATE VIEW OF LOUNGE



## KITCHEN

13'10 x 7'10 plus door recess

Fitted with a range of light grey grove panel laminate fronted units. Comprises marble effect rolled edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Cooker space. Space and plumbing for washing machine. Tall fridge/freezer space. Breakfast bar. Inset one and a half bowl single drainer sink unit with mixer tap. Double glazed windows to front. Two built in storage and larder cupboards. Radiator. Wood effect flooring. Double glazed window and door to rear garden.



## BEDROOM ONE

13'2 x 9'4 plus door recess

Wood effect flooring. Feature wood panelled wall. Radiator. Double glazed window to rear.





## BEDROOM TWO

10'10 x 9'11

Wood effect flooring. Built in wardrobes. Radiator. Double glazed window to rear.



## BATHROOM

Fitted with a three piece modern suite. Comprises panelled bath with wall mounted shower over with glazed shower screen. Vanity wash hand basin with cupboards below. Low level W.C. Part tiled walls. Chrome effect heated towel rail. Double glazed window to front.



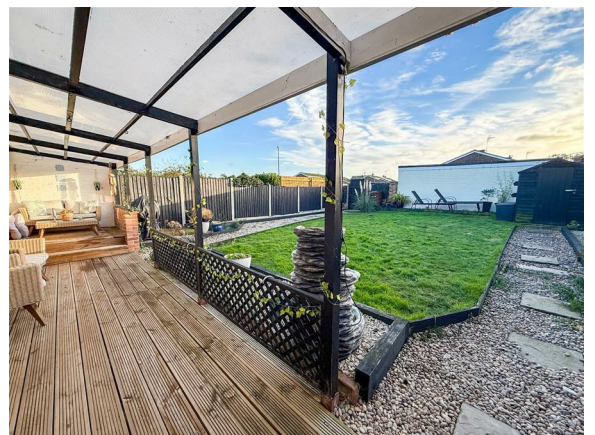
## OUTSIDE FRONT

The property is situated in an envious position with lawned front gardens. Part enclosed by shrubs with paved areas and shingled borders. The property is situated facing a local lawned greensward.

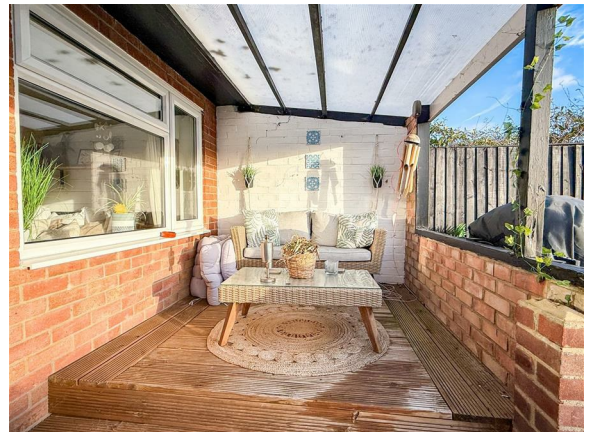


## OUTSIDE REAR

The property has approximately 40' south facing rear garden. Covered wooden decked patio area with poly carbonate pergola. Additional steps to raised covered decked area. Remainder of the garden is laid to lawn with shingled pathways and borders. Enclosed by panelled fencing. Gate leads to Robinsdale where the parking space and garage are located. The property benefits from a garage with an up and over door with allocated parking space in front (Garage Number 17).



ALTERNATE VIEW OF GARDEN





## GARAGE

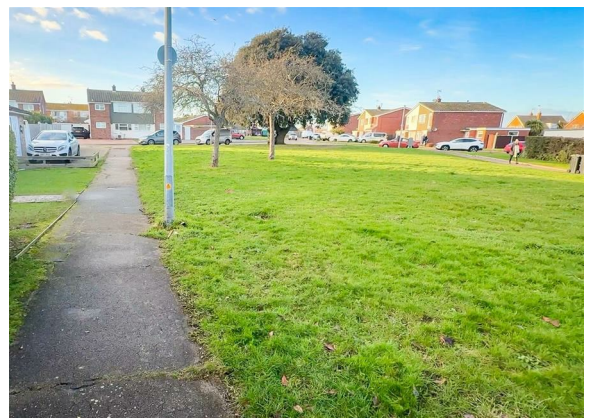
16'10 x 8'6

Up and over door.



## LOCAL GREENSWARD OPPOSITE

The property is positioned with a local greensward to the front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (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: No

## JE 01/26

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](http://www.sheens.co.uk).

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### 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



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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