



BLAKE &  
THICKBROOM



Coolyne Way, Clacton-on-Sea, Essex, CO15 4NJ

OFFERS OVER £230,000

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

This beautifully presented, spacious one-bedroom detached bungalow, built in 2019, offers generous accommodation throughout and is presented in turn-key condition. Conveniently situated within easy reach of local amenities and a short drive away from the Clacton Factory Outlet, this property provides an excellent living opportunity. A video tour is available to provide a comprehensive insight.

The bright entrance hall leads into the property. The heart of the home is the inviting lounge/diner, a spacious area perfect for entertaining or relaxing. The modern kitchen offers practical functionality and ample space. The comfortable bedroom provides a peaceful retreat, complemented by a well-appointed shower room.

Externally, the property benefits from a low-maintenance rear garden, providing an ideal outdoor space for enjoyment without extensive upkeep option for hot tub to remain. Further advantages include off-street parking, double glazing, and gas central heating, ensuring comfort and convenience all year-round.

**Entrance Hall** - 3.71m x 1.3m (12'2" x 4'3")

**Bedroom** - 4.04m x 3.28m (13'3" x 10'9")

**Shower Room** - 2.46m x 1.78m (8'1" x 5'10")

**Lounge/Diner** - 5.59m x 3.33m (18'4" x 10'11")

**Kitchen** - 5.36m x 2.59m (17'7" x 8'6")

Material information for this property

Tenure is Freehold

Council Tax Band: B. EPC: B.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No.

**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.

**Tenure:** Freehold

**Property Type:** Detached Bungalow

- Sole Agents
- Video Tour Available
- Built in 2019
- Bedroom 13'3" x 10'9"
- Shower Room 8'1" x 5'10"
- Lounge/Diner 18'4" x 10'11"
- Kitchen 17'7" x 8'6"
- Low Maintenance Rear garden
- Double Glazed
- Gas Central Heating



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