

TOTLANDS DRIVE, CLACTON-ON-SEA, ESSEX, CO15 4QG

Price

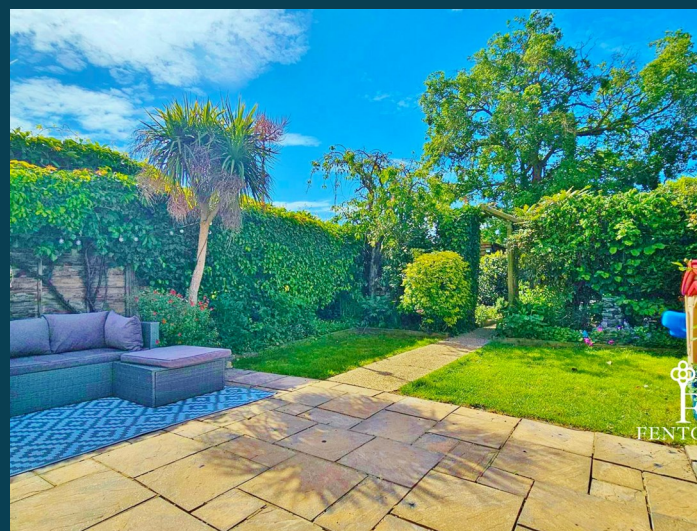
£265,000

FREEHOLD

- Three Bedrooms
- 25' Lounge/Diner
- Well Presented Fitted Kitchen
- 15' Conservatory/Family Room
- First Floor Bathroom
- Secluded Rear Garden
- Popular Cul-De-Sac Position
- Off Street Parking & Garage In Block
- Council Tax Band - B
- EPC Rating - C



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this well presented THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property is situated in a popular cul-de-sac position within Great Clacton, offering spacious and versatile accommodation throughout. The property benefits from a bright and welcoming lounge/diner, a fitted kitchen and a large conservatory/family room. Externally the property comes with a secluded garden, off street parking and a garage in the block. Totlands Drive is conveniently positioned within easy reach of Clacton Shopping Village, local bus routes, railway links from Clacton-on-Sea Railway Station and the popular Clacton Seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Wooden flooring. Radiator. Sealed unit double glazed window to side. Doors to:

Lounge/Diner

25'6" x 11'6"

Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to conservatory. Door to:

Kitchen

11'2" x 8'4"

Fitted with a range of matching white fronted units. Wooden rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Under cupboard lighting. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Conservatory

15'5" x 12'9"

Fitted work surface with cupboard and plumbing for washing machine under. Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Built in storage cupboard. Loft access with pull down ladder with light connected and partially boarded. Sealed unit double glazed window to side. Doors to:

Bedroom One

12'1" x 11'6"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.

Bedroom Two

11'6" x 10'10"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

Bedroom Three

7'7" x 6'11"

Fitted wardrobe with sliding doors. Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Concrete area leading to additional enclosed garden space laid to concrete, paving and shingle. Beds laid to soil stocked with an array of shrubs, trees and bushes. Shed to remain. Rear gate accessing garage and additional parking space. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking.
Remainder laid to slate. Beds stocked with hedges. Enclosed by low brick wall.

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: 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

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.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc



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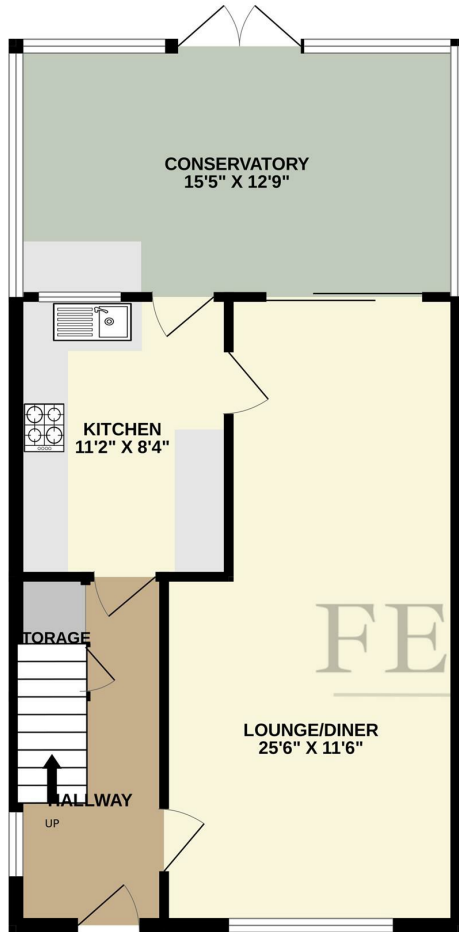
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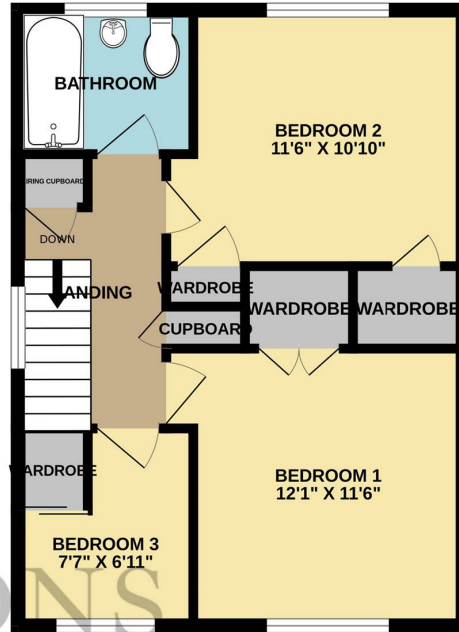
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Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(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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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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