



facebook.com/richardpoyntzandco



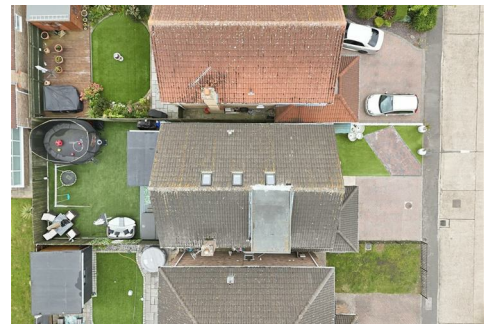
@RichardPoyntz



@richardpoyntz



**RICHARD
POYNTZ**



15 Summerlands Canvey Island, SS8 9QU £625,000



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and Company, 11 Knightswick Road, Canvey Island. SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz | VAT No. 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.



Hall



Double-glazed entrance door into the hall, stairs connecting to the first floor, coving to flat plastered ceiling, radiator, doors off to the dining room, lounge, kitchen, utility/garage, and cloakroom.

Cloakroom



Double-glazed obscure window to the side elevation, wood style flooring, tiling to walls, panelled radiator, large vanity style unit with work surfaces incorporating sink, plus low-level white wc.

Lounge 17'10" x 11'10" (5.44m x 3.61m)



Double-glazed bi-folding doors opening onto the garden, coving to flat plastered ceiling, wallpaper decor to one wall, fitted carpet, vertical panelled radiator, feature fireplace with inset electric fire and wooden mantle.



Kitchen 15'5" x 11'1" (4.70m x 3.38m)



Opens onto the orangery/conservatory with electric under-floor heating, herringbone wood style flooring, an attractive range of light blue units and drawers at base level, and quartz work surfaces over, an inset sink with a chrome mixer tap, matching units at eye level with lighting, integrated ceramic hob, oven, microwave, dishwasher and fridge freezer included.



Orangerie/Conservatory 11'1 x 9'7 (3.38m x 2.92m)



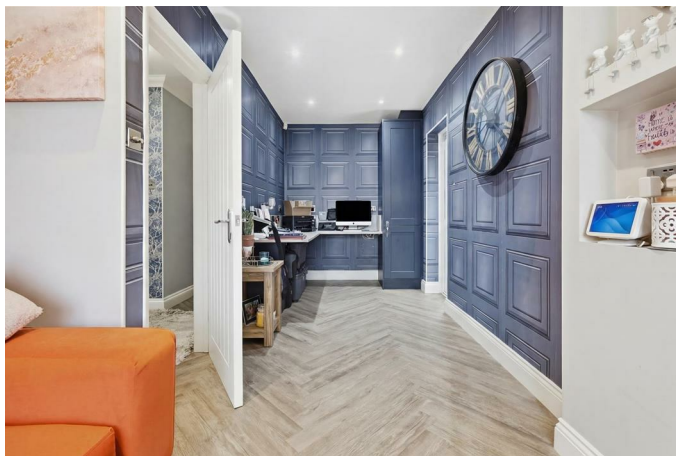
Vaulted ceiling, double-glazed bi-folding doors to two elevations, matching herringbone wooden style flooring, and gas underfloor heating, radiator.



Dining Room/Additional Bedroom/Study/Snug 20'1 x 8'4 (6.12m x 2.54m)



Double-glazed window to the front elevation, double-glazed door at the side, herringbone style wooden flooring, and radiator.



Utility Room/Garage (two sections) 12'2 x 7'5 (3.71m x 2.26m)



Utility area measures 12'2 in width, glass mirror fronted wardrobes ideal for storage, plumbing facilities for washing machine.

First Floor Landing

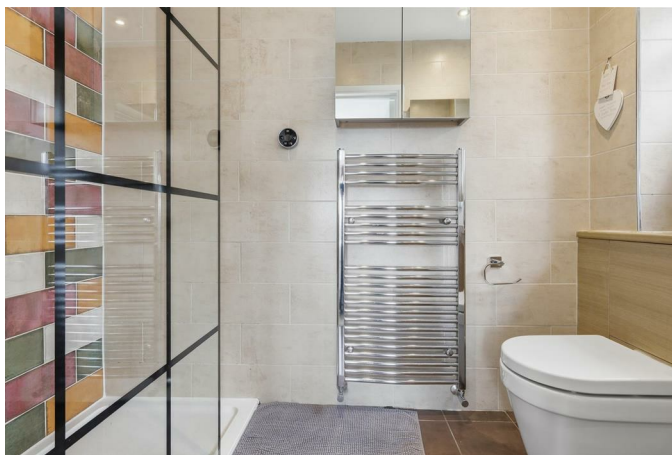
Double-glazed window to side elevation, storage cupboard, doors off to the accommodation, glass balustrade with a further staircase connecting to the top floor.

Bedroom Two 11'9 x 12'9 (3.58m x 3.89m)



Double-glazed window to the rear elevation, radiator, wardrobes included.

En-Suite Shower Room



Double-glazed to the side elevation, three piece suited comprising a large walk-in shower with wall-mounted shower, low level wc and wash hand basin, chrome towel rail

Bedroom Three 12'9 x 10'5 (3.89m x 3.18m)



Double-glazed window to the rear elevation, radiator, and mirrored wardrobe.

Bedroom Four 11'11 x 8'8 (3.63m x 2.64m)



Double-glazed window to the front elevation, radiator.

Bedroom Five 14'7 x 8'2 (4.45m x 2.49m)



Double-glazed window to the front elevation, radiator.

Shower Room



Modern three-piece suite with tiling to walls and floors in tasteful ceramics, double-glazed window to the side elevation, large walk-in shower with glass screen and wall-mounted shower, large vanity unit with unit under, wall-mounted low-level wc with push flush.

Second Floor Landing

Double-glazed Velux window to the side elevation.

Bedroom One 18' x 9'7 (restrictive height) (5.49m x 2.92m (restrictive height))



Two Velux-style windows set into the roof to the side elevation, fitted carpet



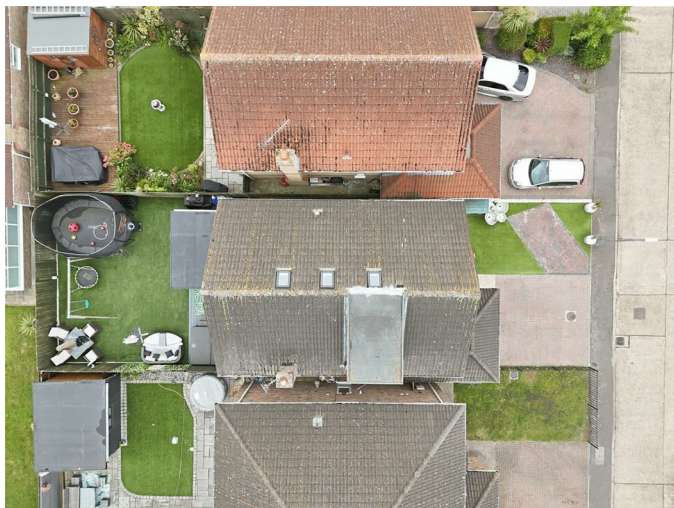
Main Bedroom/Bathroom Suite



Double-glazed window to the front elevation, floor-mounted white bath, low-level wc, and twin sink units with cupboards under and chrome-mounted taps.



Exterior



Front Garden



Ample parking to the front, connecting to a garage

**Garage 12'3 x 8'10 in width plus 12'3 x 8'10 depth
(3.73m x 2.69m in width plus 3.73m x 2.69m depth)**
Limited length.

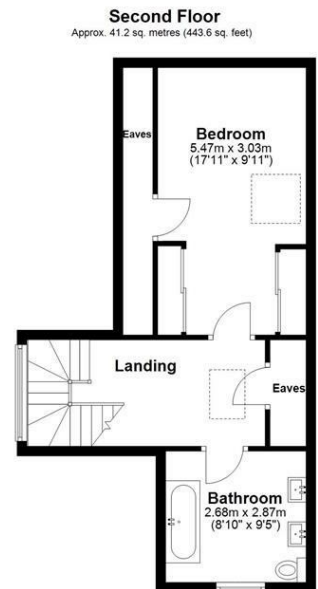
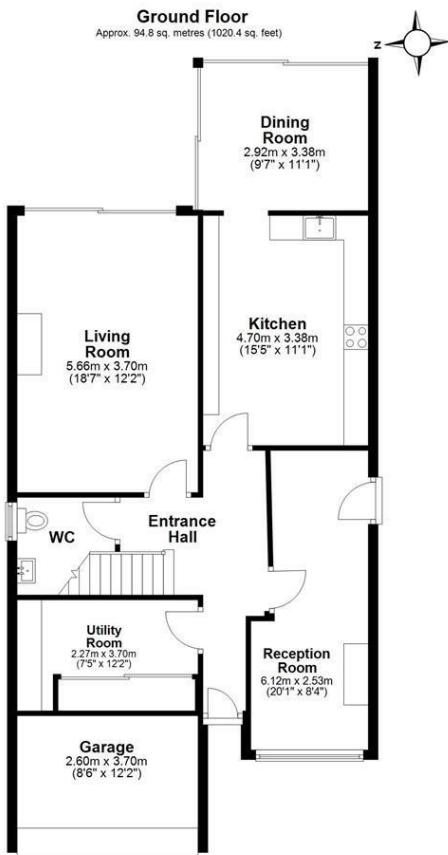
Rear Garden



Low-maintenance, fenced to boundaries, artificial lawn.







Total area: approx. 207.9 sq. metres (2237.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotok | www.modephoto.co.uk
Plan produced using PlanUp.®

Summerlands

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.