

PULPITFIELD CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8RS

Price

£295,000

FREEHOLD

- Two Double Bedrooms
- Corner Plot Position
- Fitted Kitchen & Bathroom Suite
- Large Conservatory
- Garage In Block & Parking
- Fully Double Glazed & Gas Central Heating
- Close to 'Triangle' Shopping Centre
- Popular Homelands Development
- Council Tax Band - C
- EPC Rating - D



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ESTATE AGENTS



Situated in a sought after CORNER PLOT position within the ever popular Frinton 'Homelands' development, Fentons are delighted to bring to market this well presented, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is ideally located within easy reach of the Triangle Shopping Centre, Frinton-on-Sea railway station and the seafront, the property is perfectly positioned for convenience and coastal living. The bungalow benefits from a generous conservatory overlooking the private rear garden, providing an excellent additional reception space. Externally, a garage in a nearby block with off road parking.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Hall

Built in airing cupboard housing Valiant combination boiler providing heating and hot water throughout. Loft access. Laminate flooring. Radiator. Doors to:

Bedroom One

14'6" x 11'

Radiator. Sealed unit double glazed sliding patio door leading to conservatory.

Bedroom Two

12'2" x 11'

Range of fitted wardrobes and drawers. Radiator. Sealed unit double glazed window to front with fitted shutters.

Lounge

16'6" x 10'10"

Mosaic tiled fireplace with inset electric fire. Radiator. Sealed unit double glazed window to front with fitted shutters.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower

attachment. Fitted storage cupboard with integral shelving. Fully tiled walls. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.

Kitchen

12' x 11'2"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Space for fridge/freezer. Under cupboard lighting. Laminate flooring. Plumbing for washing machine and dishwasher. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Conservatory

12'4" x 7'2"

Wall lights. Radiator. Range of clear and obscured sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio door to side leading to:

Outside - Rear

Majority laid to paving. Remainder laid to lawn. Beds stocked with shrubs and bushes. Access to front via side gate. Storage sheds to remain. Outside tap and light. Enclosed by brick wall and panelled fencing.

Outside - Front

Corner plot mainly laid to shingle with a range of shrubs and bushes. Pathway leading to entrance door. Garage in block to the rear with allocated parking in front.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

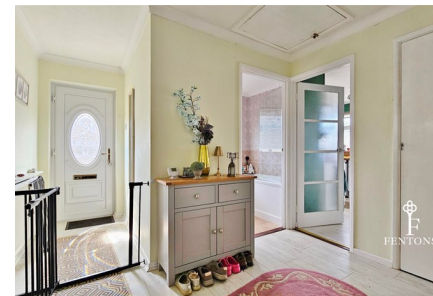
(Sewerage Type): Mains Drainage

(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





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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

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.



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GROUND FLOOR



PULPITFIELD CLOSE

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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Council Tax Band
C



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	

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