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**Sheen's**  
The Action Agents



## Cotman Road Clacton-On-Sea, CO16 8YB

This immaculately presented THREE BEDROOM SEMI-DETACHED HOUSE is located on the popular 'Cann Hall' development on the outskirts of the Essex coastal town of Clacton-on-Sea. Local shopping amenities are Brook Retail Park are located around quarter of a mile away with the town centre, sea front and mainline railway station with its direct links to London Liverpool Street within one and a half miles. An early viewing is advised to appreciate the accommodation and decor on offer.

- Three Bedrooms
- 16'3 x 10' Kitchen/Diner
- 13'9 x 9'11 Lounge
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 30' Rear Garden
- Off Road Parking
- Garage & Workshop/Shed
- EPC Rating C & Council Tax C



**Price £245,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door with double glazed side panel to entrance hallway.

### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Open access to kitchen diner and door to lounge.



## LOUNGE

13'9 x 9'11

Dado rail. Radiator. Double glazed window to front.



## KITCHEN/DINER

16'3 x 10'1

Fitted with a range of White grove laminate fronted units comprising panel effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space with stainless steel extractor hood above (not tested). Space and plumbing for washing machine and tumble dryer. Tall fridge freezer space. Radiator. Wood effect flooring. Double glazed window to rear. Double glazed French style doors to rear garden.



KITCHEN AREA VIEW



DINING AREA VIEW



### FIRST FLOOR LANDING

Radiator. Double glazed window to side. Loft access. Doors to:



### BEDROOM ONE

13'6 x 10'4 into door recess

Dado rail. Radiator. Double glazed window to front.



## BEDROOM TWO

10'5 x 10'5 max narrowing to 8'5

Radiator. Built in wardrobe. Double glazed window to rear.



## BEDROOM THREE

9'9 narrowing to 6'3 x 7'1

Built in over stairs storage cupboard. Radiator. Double glazed window to front.



## BATHROOM

Fitted with a modern three piece White suite comprising P shaped panelled bath with mixer tap and integrated shower over. Glazed shower screen. Vanity wash hand sink basin with cupboards below. Concealed cistern low level W.C. Marble effect wall panelling. Chrome effect heated towel rail. Wood effect flooring. Built in airing cupboard housing gas combination boiler serving hot water and hot water to all central heating systems. Double glazed widow to rear.



## OUTSIDE FRONT

Front garden is mainly laid to lawn with a hard standing area providing off street parking for numerous vehicles leading to garage with up and over door. Gate giving side access to outside rear.



## GARAGE


16'11 x 8'4

Up and over door. Power and light connected. Wooden access door to garden. Open access to workshop/storage shed.

## WORKSHOP/STORAGE SHED

8'4 x 7'8

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## OUTSIDE REAR

Approximately 30' rear garden which is mainly laid to lawn with paved patio area. Enclosed by panelled fencing. Personal door to garage.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (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

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

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## JE 05/26

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).

## Particular Disclaimer

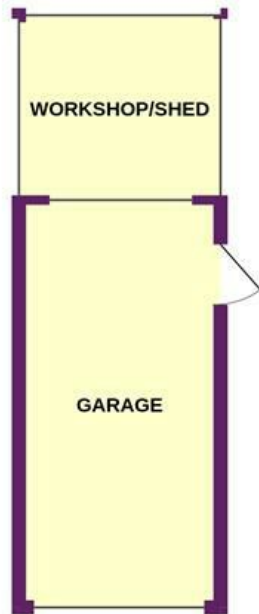
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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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## Selling properties... not promises

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