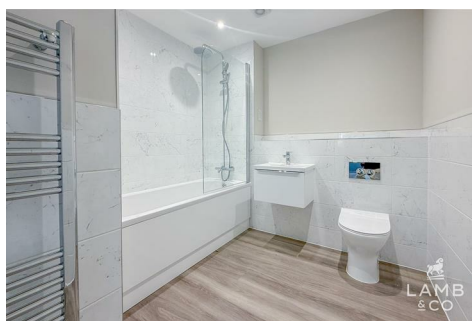




LAMB & CO

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Inspired by **property**, driven by **passion**.



PARK GATE CORNER, LITTLE CLACTON, CO16 9RZ

£1,650 PCM

'The Richmond' is a spacious three bedroom Semi-detached bungalow with utility room, en-suite to master bedroom. Park Gate Corner is an exciting new development of 62 private bungalows in Little Clacton. These homes are finished to a high specification including with a range of two & three bedroom options to suit all budgets, built by reputable developers Oakland Country Homes. *please note this property comes without a garage*

- Three Bedroom Semi-Detached Bungalow
 - Utility Room
 - Available soon

- En-Suite to Master
 - EV Charger
 - Council tax TBC

- Open Plan Living
 - EPC - B



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GENERAL

Park Gate Corner is the latest development crafted to an exceptional standard by Oakland Country Homes. The development consists only of bungalows with the aim to provide a peaceful community on the edge of Little Clacton. The site lies close to Clacton Shopping Village, Morrisons Superstore and doctors surgery. Tending offers the best of coast and countryside all within a few miles as well as excellent road & rail links to further afield.

KEY FEATURES

Kitchens by Peldon Kitchens and fitted with a full range of integrated NEFF appliances
Bathrooms fitted with quality sanitaryware and part tiled in a range of stylish finishes
Excellent energy efficiency including underfloor heating via air source heat pump
Block paved driveways & garages (garages not included to all plots)
EV charger

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

MASTER BEDROOM

11'8 x 11'5 (3.56m x 3.48m)

EN-SUITE

8'2 x 4'3 (2.49m x 1.30m)

BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)

BEDROOM THREE

11'8 x 10' (3.56m x 3.05m)

BATHROOM

9'1 x 7'8 (2.77m x 2.34m)

KITCHEN/LIVING/DINING

25'11 x 14'4 (7.90m x 4.37m)

UTILITY ROOM

9'1 x 5'8 (2.77m x 1.73m)

OUTSIDE

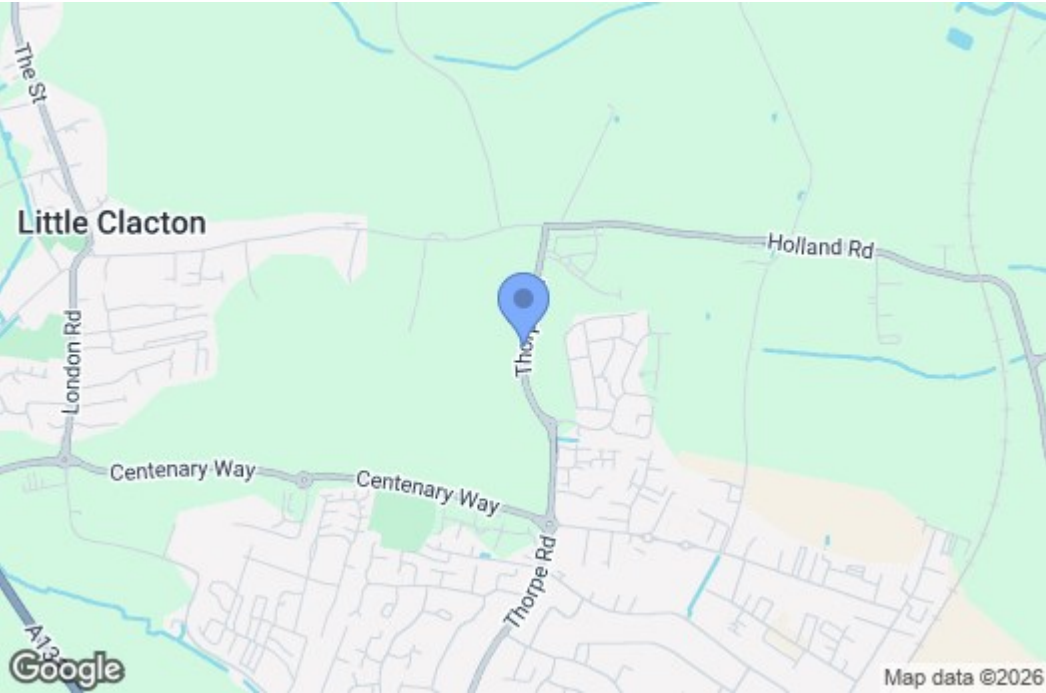
FRONT

REAR GARDEN

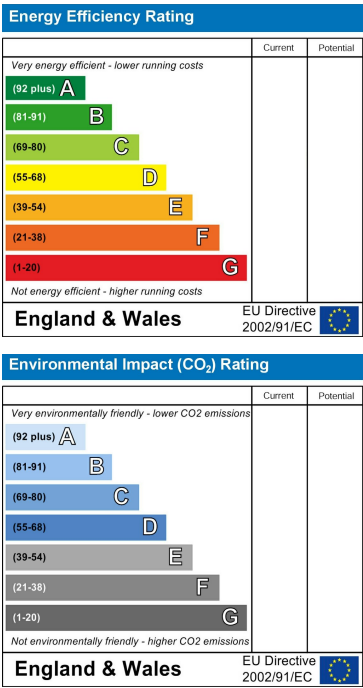
Agents Note Lettings

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map

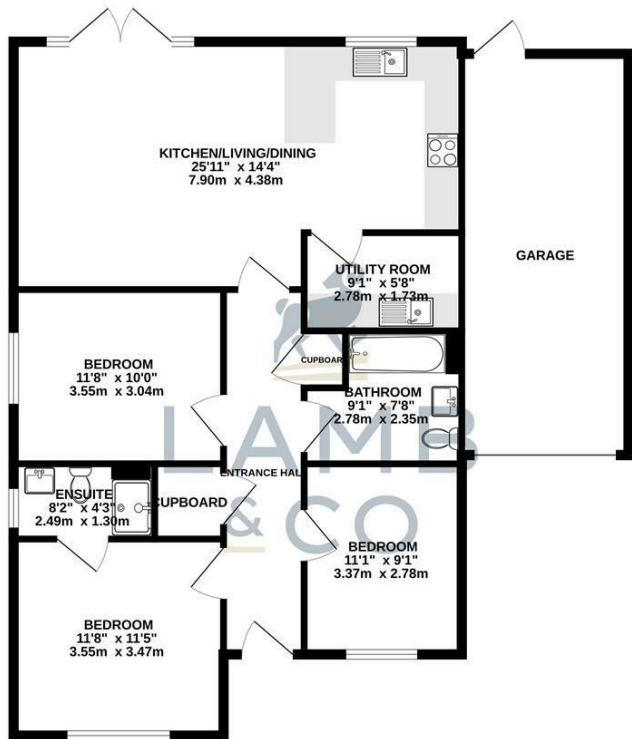


EPC Graphs



Floorplan

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023sq.ft. (95.0 sq.m.) approx.
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 misstatement. 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.
Made with Metropix 02024

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