

PYESAND, FRINTON-ON-SEA, ESSEX, CO13 0EA

Price

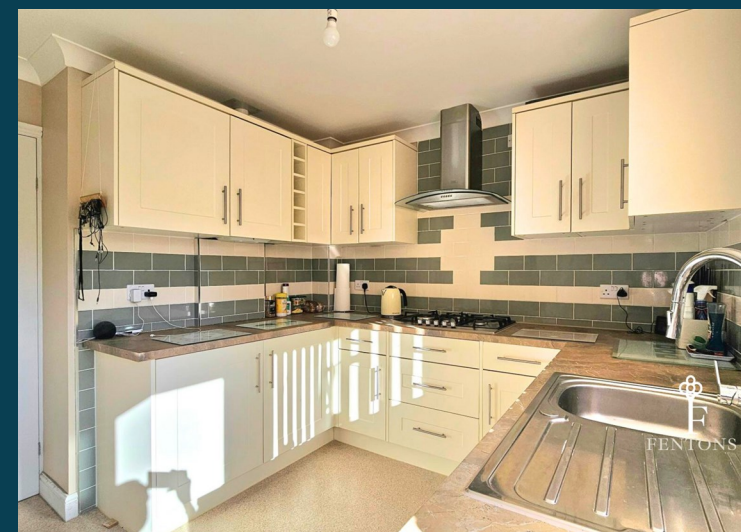
£305,000

FREEHOLD

- Two Double Bedrooms
- Immaculately Presented
- Secluded South Facing Garden
- Close to Kirby Backwaters
- Modern Kitchen/Bathroom
- Village Location Close to All Amenities
- Garage & Off Road Parking
 - Large Lounge
 - Viewing Highly Advised
- Council Tax Band - C / EPC Rating - D



FENTONS
ESTATE AGENTS



Set in a peaceful spot within the charming village of Kirby-le-Soken, Fentons are delighted to offer for sale this immaculately presented, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property enjoys a convenient location within a quarter of a mile of the local post office and convenience store, and approximately one and a half miles from the shopping facilities of Connaught Avenue in Frinton-on-Sea, as well as schools, the mainline railway station and the seafront. In the valuer's opinion, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Hallway

Built in storage cupboard. Loft access. Radiator. Doors to:

Bedroom One

12'5" x 12'5"

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

Bedroom Two

10'11" x 8'10"

Radiator. Sealed unit double glazed window to front.

Lounge

16'1" x 12'6"

Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Shower Room

Suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachments. Tiled splash back. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen

10'11" x 10'1"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset five ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Outside - Rear

South Facing and well maintained, featuring a part paved seating area with remainder laid to lawn. Established borders with a variety of trees, shrubs and bushes. Shed to remain with power connected. Private access door to the garage with power and lighting. Side access gate to the front. Enclosed by panel fencing.

Outside - Front

Hardstanding concrete driveway providing off street parking for several vehicles and access to the garage with up-and-over door. The remainder of the frontage is laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C
Payable 2025/2026 £1,970.52 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>

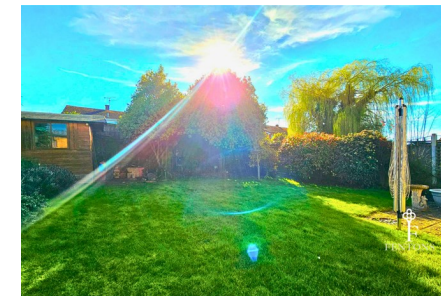
Non Standard Property Features To Note: N/A

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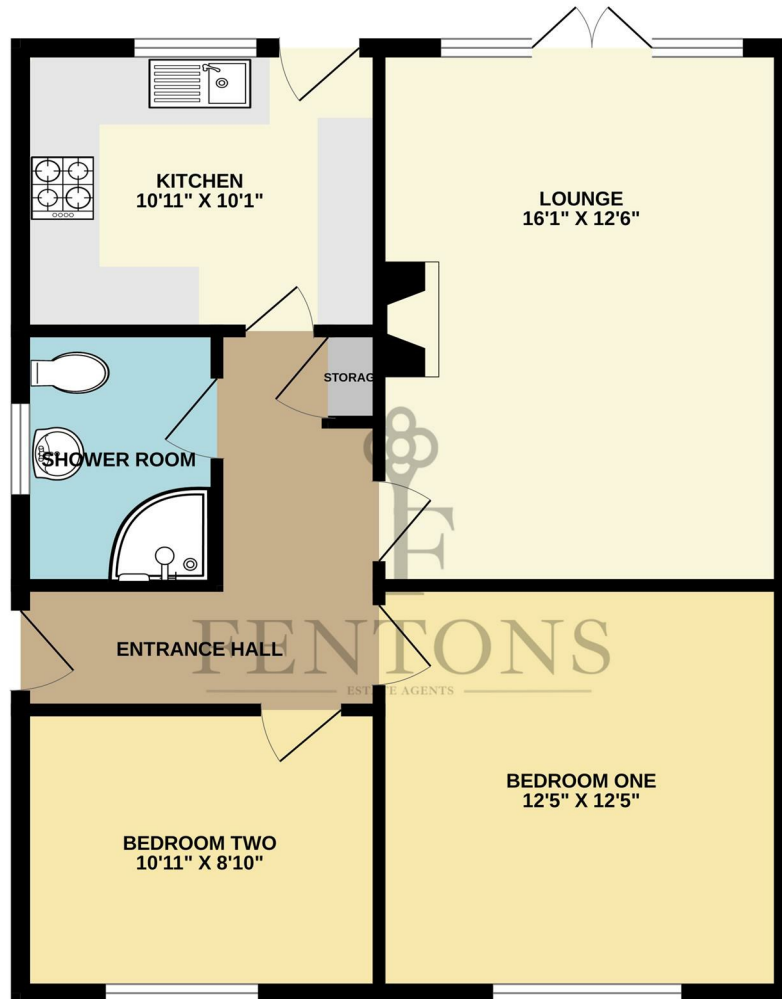
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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GROUND FLOOR



Call us on

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www.fentonsstates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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