

TEMPLE CLOSE, FRINTON-ON-SEA, ESSEX, CO13 0BN

Price

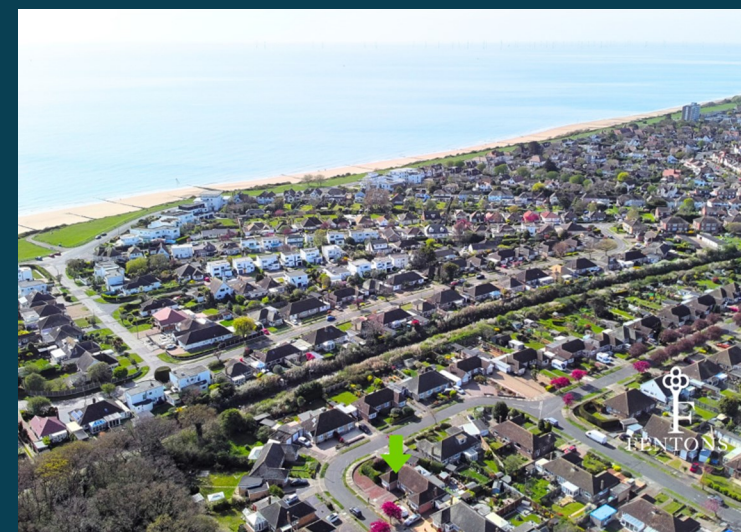
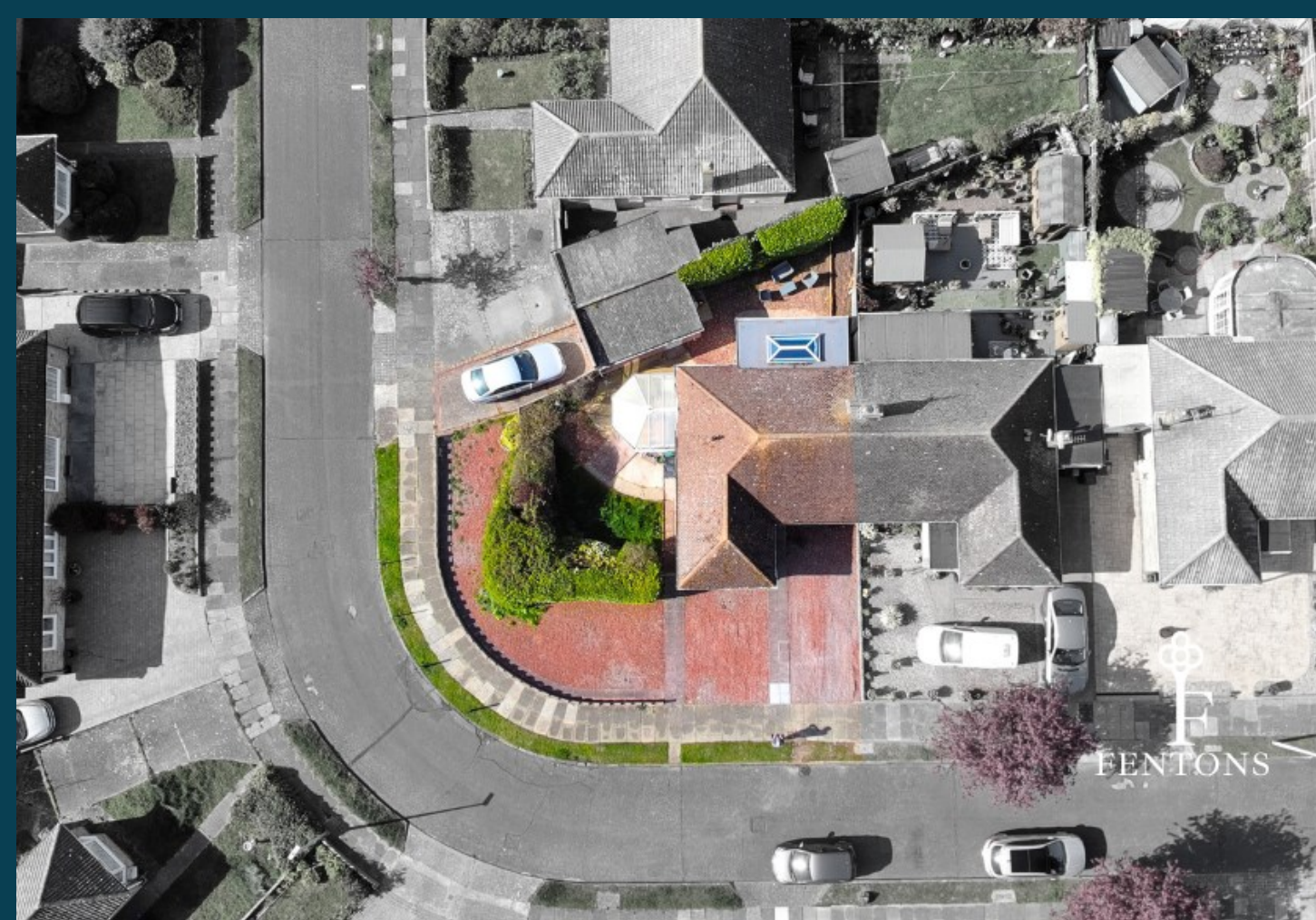
£325,000

FREEHOLD

- Two Double Bedrooms
- Extended Lounge/Diner
- Newly Installed Shower Room
 - Newly Installed Electrics
 - Conservatory
 - Corner Plot Position
- Sought After Location In Frinton-on-Sea
 - Garage & Ample Off Street Parking
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Having undergone a programme of modernisation by the current owner and situated in a sought after and quiet cul-de-sac in the seaside town of Frinton-on-Sea, Fentons have the pleasure in offering for sale this EXTENDED, TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. The property is positioned on a lovely CORNER PLOT and is also conveniently situated within a short stroll of Frinton's mainline railway station, town centre with shopping amenities and seafront and it is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Built in storage cupboard. Loft access with pull down ladder. Mosaic tiled flooring. Radiator. Doors to:

Master Bedroom

12'5" x 10'4"

Spotlights. Radiator. Sealed unit double glazed bay window to front.

Bedroom Two

10'3" x 9'3"

Radiator. Sealed unit double glazed window to front.

Lounge/Diner

16'10" x 13'

Featured surround fireplace with inset electric fire. Spotlights. Two radiators. Sealed unit double glazed sliding patio door leading to rear garden.

Shower Room

Newly installed suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted shower cubicle with wall mounted shower attachment and rainfall shower. Fully tiled walls. Mosaic tiled flooring. Enclosed

combination boiler providing heating and hot water throughout. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen

10'4" x 9'9"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Glass display cupboards. Plumbing for washing machine. Fully tiled walls. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed 'French' style doors leading to:

Conservatory

10'3" x 10'

Space for fridge/freezer and tumble dryer. Vinyl flooring. Sealed unit double glazed windows to all aspects. Sealed unit double glazed 'French' style doors leading to:

Outside - Side

Part paved, concrete and shingled areas. Remainder laid to lawn. Beds stocked with trees shrubs and bushes. Access to front via side gate. Enclosed by panelled fencing. Open access to:

Outside - Rear

Part paved. Remainder laid to shingle. Beds laid to soil and stocked with a range of bushes. Private access door to garage.

Outside - Front

Corner plot position. Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to shingle providing additional parking for several vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

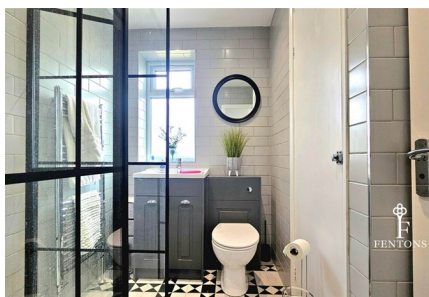
(Sewerage Type): Mains Drainage

(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

Disclaimer - Wide Angle Lens Etc

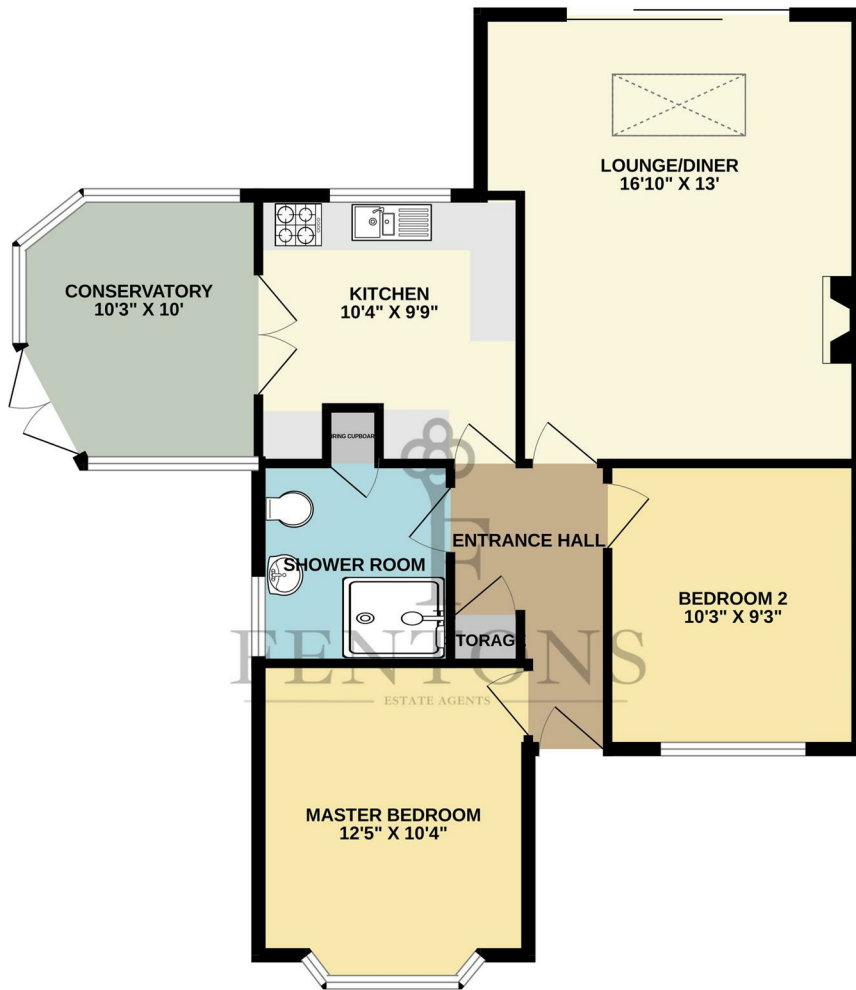
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Section 21 - Relative -

In order to comply with Section 21 of the 1979 Estate Agency Act, we must inform you that the prospective seller is a relative of Fentons



GROUND FLOOR



TEMPLE 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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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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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