

# BEAUMONT CLOSE, FRINTON HOMELANDS, ESSEX, CO14 8TX

Price

£340,000

FREEHOLD

- Detached Property With Four Bedrooms
  - 22'3" x 14'7" Lounge/Diner
- Ground Floor Cloakroom & First Floor Bathroom
  - Utility Room & Work Shop
    - No Onward Chain
    - Quiet No Through Road
- Popular 'Frinton Homelands' Development
  - Garage & Off Street Parking
    - EPC Rating E
    - Council Tax Band - D



FENTONS  
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and located on the popular 'Frinton Homelands' development, Fentons estate agents have the pleasure in offering for sale this FOUR BEDROOM DETACHED HOUSE. Situated in a quiet no through road the property boasts a large 22'3" lounge/diner with 'French' doors opening onto the rear garden, kitchen and external utility room and a ground floor cloakroom. To the first floor are four bedrooms and a family bathroom. Conveniently located within easy reach of shopping amenities at the 'Triangle' shopping centre and within one mile of Frintons town centre, mainline railway station and seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

#### Entrance Porch

Tiled flooring. Two sealed unit double glazed windows to front. Obscured door with matching obscured side panel leading to:

#### Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Tiled flooring. Radiator. Feature glazed 'French' style doors leading to lounge. Doors to:

#### Kitchen

12'8" x 9'3"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset one and half bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Plumbing for automatic dish washer. Wine rack. Glass display cupboards. Corner display units. Part tiled walls. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.

#### Cloakroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Tiled splash backs. Fitted extractor fan. Radiator.

#### Lounge/Diner

22'3" x 14'7"

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed 'French' style doors to rear.

#### First Floor Landing

Built in airing cupboard housing hot water cylinder. Loft access. Sealed unit double glazed window to side. Doors to:

#### Master Bedroom

13'7" x 10'1"

Built in double wardrobe. Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

9'7" x 8'9"

Radiator. Sealed unit double glazed window to rear.

#### Bedroom Three

11'9" x 8'

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Four

10' x 7'1"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

#### Bathroom

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and fitted glass shower screen. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.

#### Outside - Rear

Part patio area. Remainder laid to lawn. Borders well stocked with flowers, shrubs and bushes. Wooden storage shed to remain. Outside tap. Enclosed by panel fencing. Access to front via side gate. Private access door leading to:

### Utility Room

8'6" x 8'

Fitted units to eye and floor level. Rolled edge work surfaces.  
Floor standing boiler. Sealed unit double glazed window to rear. Open access to:

### Work Shop

8'6" x 8'1"

Fitted work bench. Power and lighting connected.

### Outside - Front

Majority laid to lawn. Array of flowers and bushes. Hard standing area providing off street parking leading to garage with an up and over door.

### AML

**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.

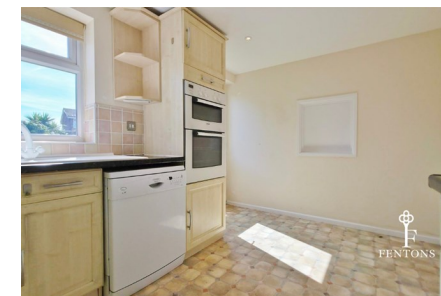
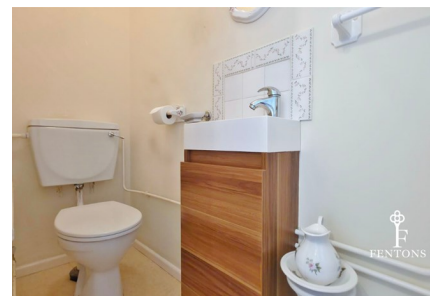
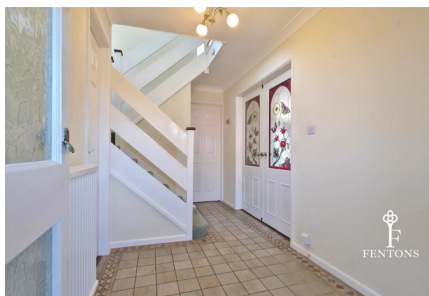
### Disclaimer - Wide Angle Lens Etc

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.

### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

### Material Information - Freehold Property



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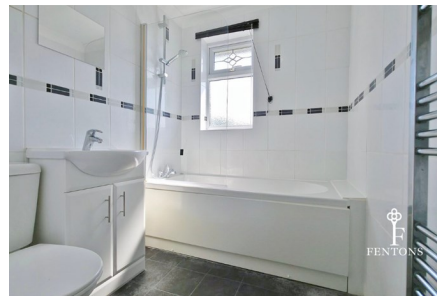


Tenure: Freehold  
Council Tax: Tendring District Council  
Council Tax Band: D  
Payable 2026/2027 £2316.58 Per Annum

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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Call us on

01255 779810

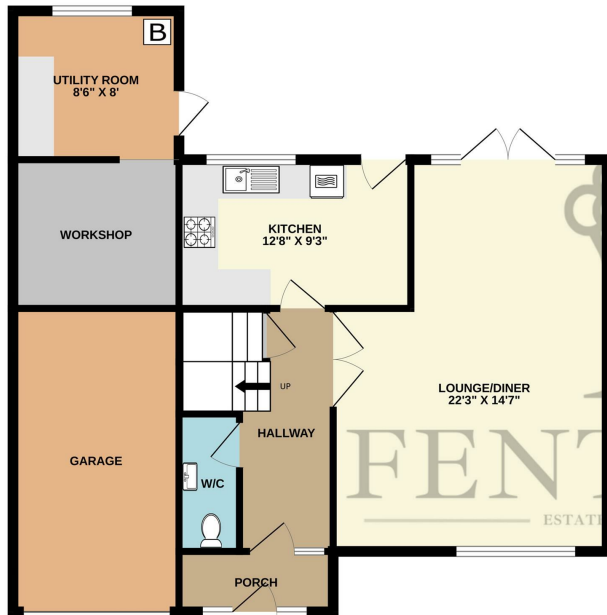
info@fentonsstates.co.uk

www.fentonsstates.co.uk

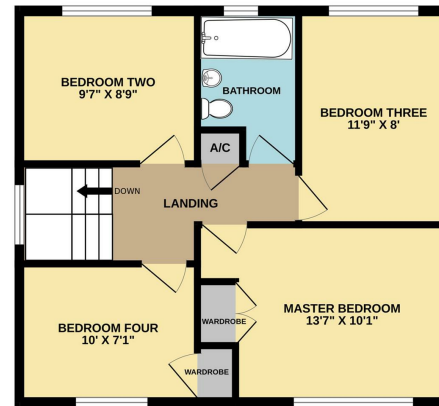
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



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	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

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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