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Sheen's
The *Action* Agents

Meadowview Park
Clacton-On-Sea, CO16 9NP

Located in Little Clacton, Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. The property is positioned within one mile of Brook Retail Park and Country Park. Clacton-on-Sea's town centre, sea front and mainline railway station are located approximately two and a half miles away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 11'9 x 11'8 Lounge
- 11'8 x 7'11 Kitchen
- Three Piece Bathroom
- Fully Double Glazed
- LPG Central Heating (n/t)
- Communal Parking
- Brick Built Storage Shed
- Fully Residential
- Council Tax Band A

Price £47,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

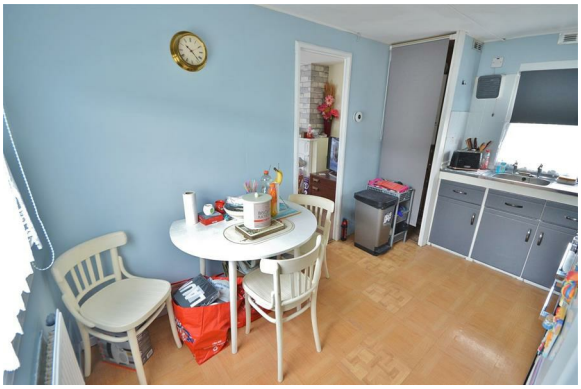
ENTRANCE HALLWAY

Radiator. Storage cupboard. Door to:

KITCHEN

7'11 x 11'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching units with cupboards and drawers at both eye and floor level. Tiled splash backs backs. Space for electric cooker. Space for fridge freezer. Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed windows to front and rear. Open access to:



LOUNGE

11'9 x 11'8

Radiator. Double glazed windows to front and side. UPVC double glazed door to front.

BEDROOM ONE

11'11 x 7'3

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

BEDROOM TWO

9'2 x 4'3

Radiator. Double glazed window to rear.

THREE PIECE BATHROOM

Fitted with a three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with shower attachment above. Part tiled. Radiator. Double glazed window to rear.

OUTSIDE

The property benefits from having it's own allocated brick built shed with plumbing for washing machine. Communal lawned gardens. Communal parking on site.

AGENTS NOTES

The vendor has had a new tiled roof installed in June 2024

Material Information (Park Home)

Monthly ground rent/site fee amount (£): £259.40
Ground rent review period: 1st Jan
Age Restriction: 30+
Pets: No
Council Tax Band: A

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Sewage
(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

BA 05/24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

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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