110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Westwood Park, Flag Hill
Great Bentley, CO7 8RE

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED RESIDENTAL PARK HOME. Located on the popular 'Westwood Park'. This property is being offered with NO ONWARD CHAIN. The property is located in a semi-rural position close to Great Bentley's Martins Farm Country Park, and within four and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. Colchester's historic City centre is also within 10 miles. An early inspection is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 16'1 x 11'0 Lounge
- 8'9 x 7'0 Kitchen
- Dining Area & Utility Room
- En-Suite & Walk-In Wardobe
- Off Street Parking
- Wrap Around Garden
- Positoned Backing onto Martins Farm Country Park
- No Onward Chain
- Council Tax Band B

Price £175,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

16'1 x 11'

Wall mounted fire place (not tested). Double glazed window to rear and side.

DINING AREA

9'5 x 7'1

Open access to Kitchen. Patio doors leading to outside rear.

ALTERNATE VIEW OF LIVING SPACE

KITCHEN

8'9 x 7'

Fitted with a range of cream panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Integrated fridge/freezer. Integrated oven. Four ring gas hob. Double glazed window to side.

UTILITY ROOM

9'4 x 4'9

Fitted with wall mounted cream fronted panelled units. Open access to Kitchen.

BEDROOM ONE

9'3 x 9' x nar to 8'1

Built in wardrobes. Door to En-Suite. Radiator. Double glazed window to side.

EN-SUITE

Low level W/C. Vanity hand wash basin with mixer tap. Heated towel rail (not tested). Double glazed window to front.

BEDROOM TWO

9'4 x 9'0

Radiator. Access to walk-in wardrobe. Double glazed window to front and side.

WALK-IN WARDROBE

STUDY

6'7 x 6'3

Built in cupboards. Radiator. Double glazed window to side.

BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath with wall mounted shower attachment. Double glazed window to side.

OUTSIDE FRONT

Hard paved area providing off street parking.

OUTSIDE REAR

Laid to lawn. Hard paved area.

WESTWOOD PARK - ACCESS TO MARTINS FARM

Westwood park residents benefit from pedestrian access to the rear of the site that opens straight onto Martins Farm country park (Residents Gate with Code).

Material Information (Park Home)

Monthly ground rent/site fee amount (£): £277.57
Ground rent review period:
Age Restriction: 50yrs
Pets: 2 pets maximum (cats or dogs)
Council Tax Band: B Payable 2026/2027 £1822.80 Per Annum

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Mains
(Sewerage Type): Mains
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

EH 05/25

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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 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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Selling properties... not promises

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