Plot 3 (17A) St Johns Oak Clacton on sea CO16 8EF

£435,000

Clacton-on-sea

FINAL PHASE ! "ST JOHNS OAK" Stunning Brand New Three Bedroom detached Bungalow , forming the final phase of the popular development "St Johns Oak " situated on the North Western outskirts of Clacton's town centre. St Johns Oak will offer a variety of traditionally built designed bungalows with spacious and well appointment accommodation which will be finished to a high specification throughout and be offered for sale with a 10 year ICW builder's warranty giving peace of mind to any prospective purchaser that would want to buy their dream home. The development is conveniently located within walking distance of local garden centre and shopping facilities at Bockings Elm and is within walking distance of bus route to Clacton's town centre offering a range of excellent shopping facilities, restaurants, mainline railway station and stunning sea front beaches and gardens.

Bedroom One - 3.68m x 3.35m (12'1" x 11'0")

En-suite Shower - 2.44m x 1.14m (8'0" x 3'9")

Bedroom Two - 3.48m x 2.13m (11'5" x 7'0")

Bedroom Three - 2.9m x 2.54m (9'6" x 8'4")

Bathroom - 2.24m x 1.88m (7'4" x 6'2")

Lounge - 4.32m x 3.35m (14'2" x 11'0")

Kitchen - 3.76m x 3.12m (12'4" x 10'3")

Garage - 7.04m x 2.97m (23'1" x 9'9")

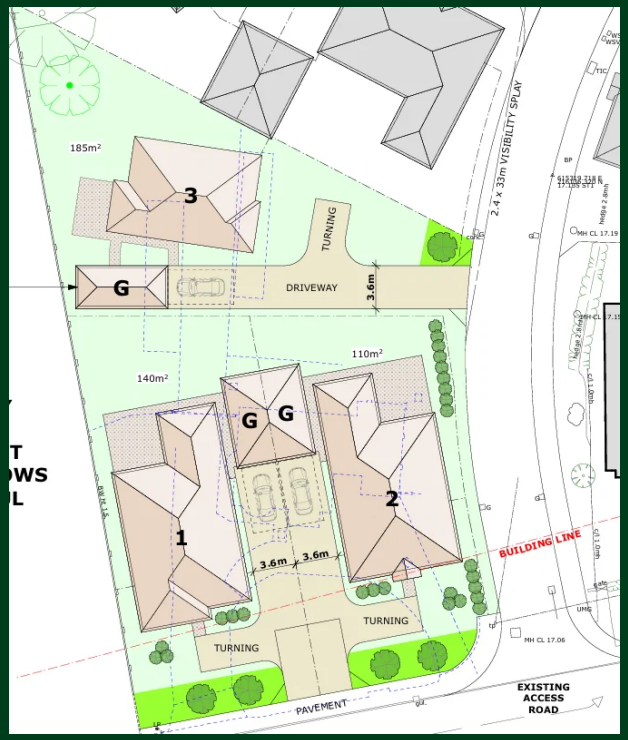
Property Type: Detached Bungalow

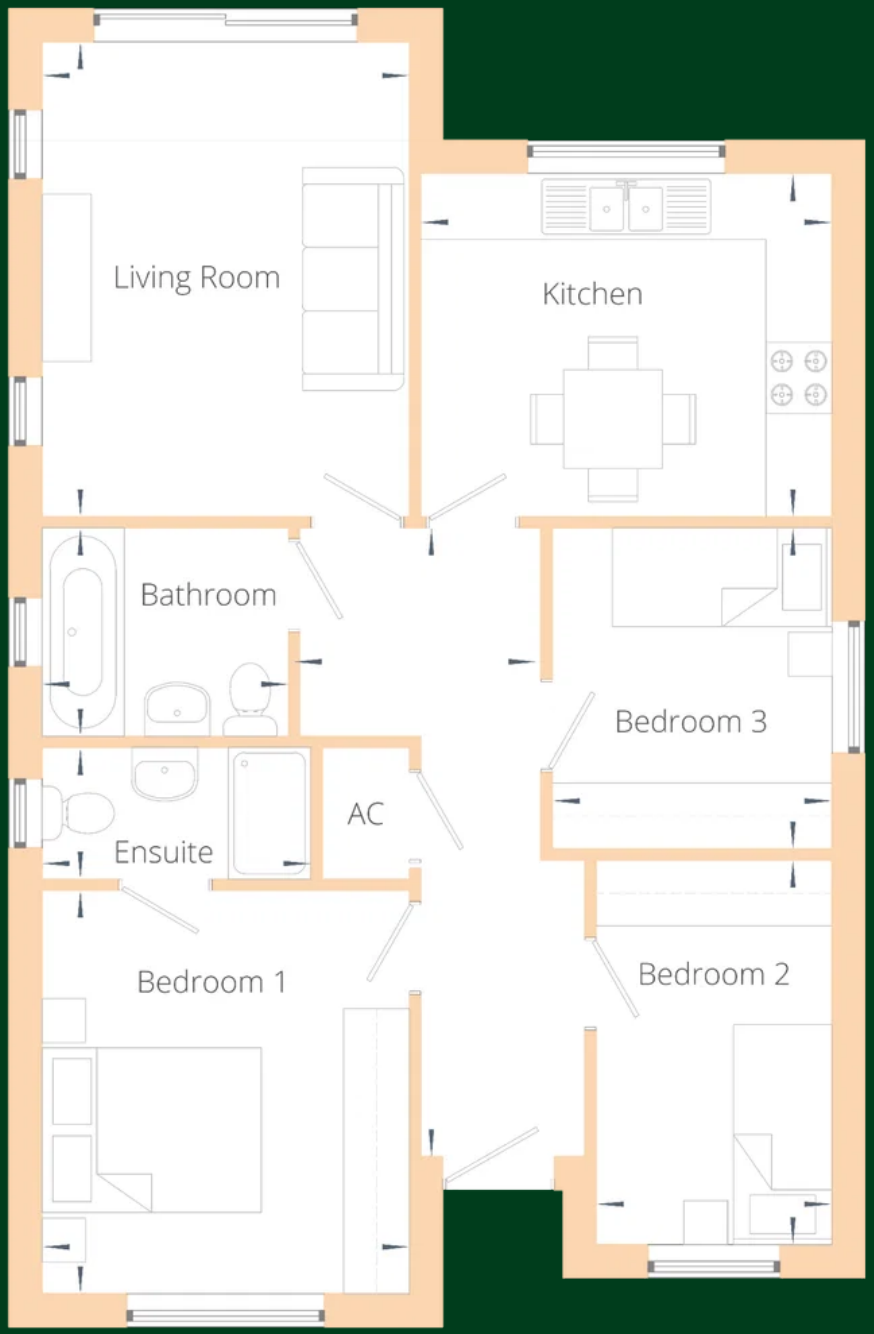
Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- Three Bedrooms
- En-suite Shower
- 12'7 Luxury Bathroom
- Air Source Radiator Heating
- 16'0 Lounge
- 23'9 Luxury fitted Kitchen/diner
- 10 Year Warranty
- Double Glazed
- 23'1 x 9'9 Garage
- COMPLETION MARCH/APRIL 2027

Material information for this property.
Tenure is Freehold.
Council Tax Band TBA .
EPC Rating TBA.
Services Connected.
Electricity - Yes.
Gas - No.
Water - Yes.
Sewerage type - Mains.
Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of telephone and broadband for this property/development.
Any additional property charges - Yes The main service road to the development is maintained under a management company. We understand from our client that the approximate annual costs will be £250.
Non standard property feature to note - None.
Please note property details , CGI's and floorplan are for guideline purposes only and may alter during construction.

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/buyers via a third party company who undertake our Anti Money Laundering checks.


185m²
3
TURNING
G
DRIVEWAY
3.6m
2.4 x 33m VISIBILITY SPLAY
110m²
140m²
G
G
1
2
3.6m
3.6m
BUILDING LINE
TURNING
TURNING
PAVEMENT
EXISTING
ACCESS
ROAD


Living Room
Kitchen
Bathroom
Bedroom 3
AC
Ensuite
Bedroom 1
Bedroom 2