

# BENNETT CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8SE

Price

**£260,000**

FREEHOLD

- Two Double Bedrooms
- Large Conservatory/Dining Room
  - Bathroom & WC
  - Off Street Parking
- Modernisation Required
  - Cul-De-Sac Position
- Frinton Homelands Development
  - No Onward Chain
  - Council Tax Band - C
  - EPC Rating - D



**FENTONS**  
ESTATE AGENTS



Situated in the popular coastal town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Fentons are delighted to offer sale this, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a large conservatory/dining room, bathroom & separate WC and benefits from a convenient location close to local amenities and the seafront. Bennett Close is 1.2 miles from Titchmarsh Marina, approximately 0.6 miles from the Triangle Shopping Centre & Walton railway station and under 1 mile from the nearby seafront, beach and Frinton Station.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

#### Hallway

Built in storage cupboard housing combination boiler providing heating and hot water throughout. Built in airing cupboard. Loft access with pull down ladder with power/light connected and partially boarded. Radiator. Doors to:

#### Lounge

16'11" x 11'11"

Featured fireplace with inset gas fire. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.

#### Bedroom One

15'1" into dr x 9'11"

Radiator. Sealed unit double glazed window to front.

#### Bedroom Two

12' x 11'11"

Radiator. Sealed unit double glazed window to rear.

#### Bathroom

Vanity wash hand basin with cupboard under. Enclosed bath with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.

#### WC

Low level WC. Part tiled walls. Obscured sealed unit double glazed window to side.

#### Kitchen

11'1" x 9'10"

Fitted with a range of matching solid oak fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level double electric oven. Further selection of units both at eye and floor level. Integrated fridge and freezer. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to side and rear. Obscured sealed unit double glazed door leading to:

#### Conservatory/Dining Room

12' x 10'7"

Electric heaters. Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:

#### Outside - Rear

Part paved patio areas. Remainder laid to lawn. Featured pond. Two wooden sheds to remain. Beds stocked with an array of trees, shrubs and flowers. Access to front via side gate. Outside tap and light. Enclosed by panelled fencing.

#### Outside - Front

Block paved driveway providing off street parking for three vehicles. Remainder laid to shingle.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £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

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.



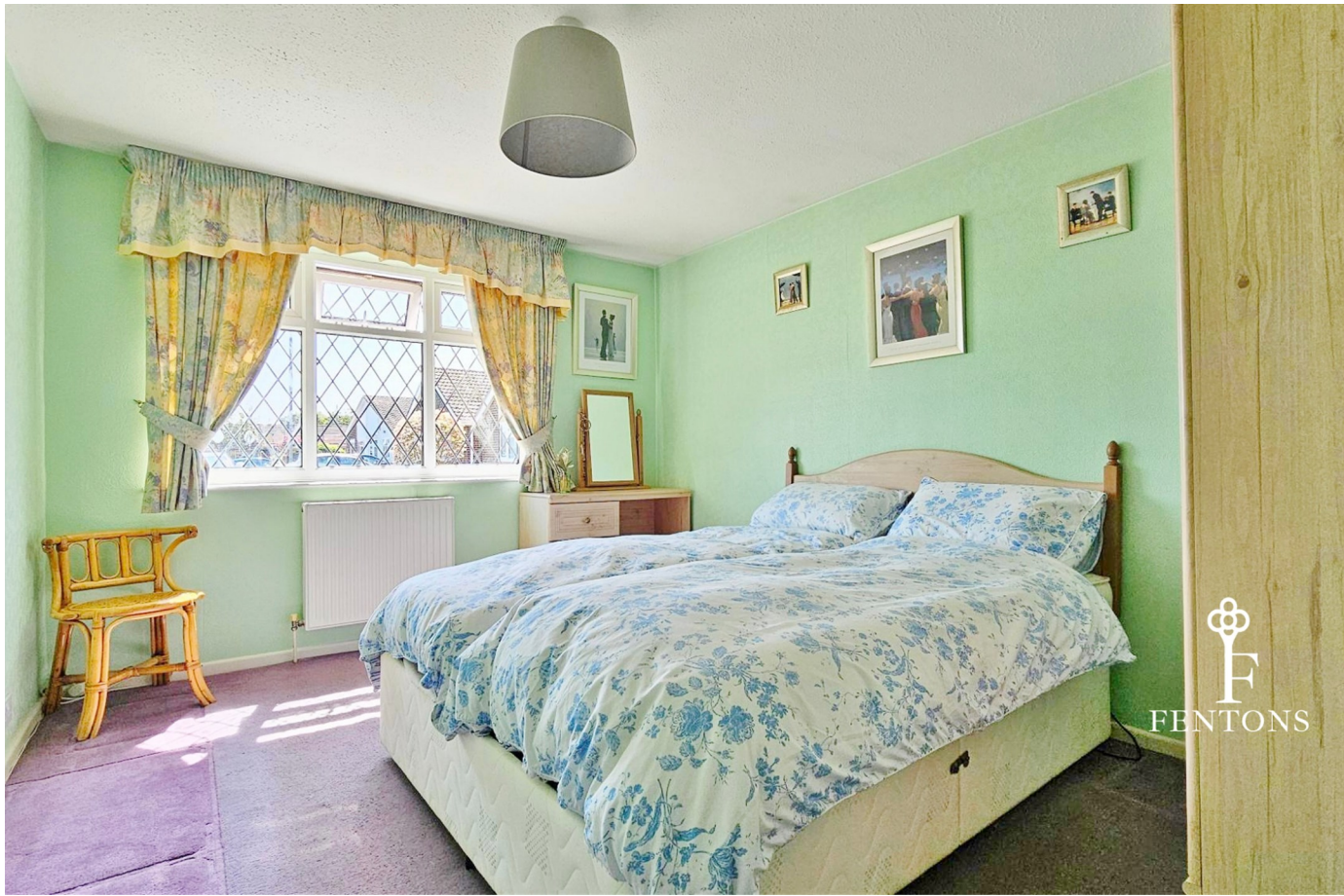
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## REFERRAL FEES

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.



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GROUND FLOOR



Call us on

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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**C**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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