



## Gorse Way Jaywick Village, CO15 2HU

Sheen's Estate Agents are pleased to offer this THREE BEDROOM DETACHED BUNGALOW located in Jaywick Village. This property is TIMBER FRAMED and is being offered with NO ONWARD CHAIN. This property is within a quarter of a mile from Jaywick's seafront. Clacton-on-Sea's mainline railway station and town centre are positioned within two miles. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Three Bedrooms
- 19'9 x 11'5 Lounge/Diner
- 12'2 x 11'1 Kitchen
- Air Source Heating (n/t)
- En-suite
- Shower Room
- Fully Double Glazed
- Off Street Parking
- Council Tax Band A
- EPC Rating F

**Price £110,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

19'9 x 11'5

Radiator. Double glazed window to front.





## KITCHEN

12'2 x 11'1

Fitted with a range of white panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Integrated electric hob with electric oven below (not tested). Extractor fan (not tested). Space and plumbing for washing machine. Open access to Lounge. Double glazed window to rear. Doors leading to outside rear.



## BEDROOM ONE

11'3 x 8'3

Radiator. Double glazed window to side. Doors to En-suite.



## EN-SUITE

Shower cubical with wall mounted shower attachment (not tested).



## BEDROOM TWO

19'9 x 7'3

Radiator. Air source heating unit (not tested). Double glazed window to side. Doors leading to outside front.



### BEDROOM THREE

12'6 x 7'3

Radiator. Patio doors leading to outside rear.



### SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Cornered shower cubical with wall mounted shower attachment (not tested). Double glazed window to front.





## OUTSIDE FRONT

Hard standing area providing off street parking.



## OUTSIDE REAR

Patio paved enclosed by panelled fencing.



## EH 08/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1424.94 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## Particular Disclaimer

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## Gorse Way, Jaywick Village, CO15 2HU

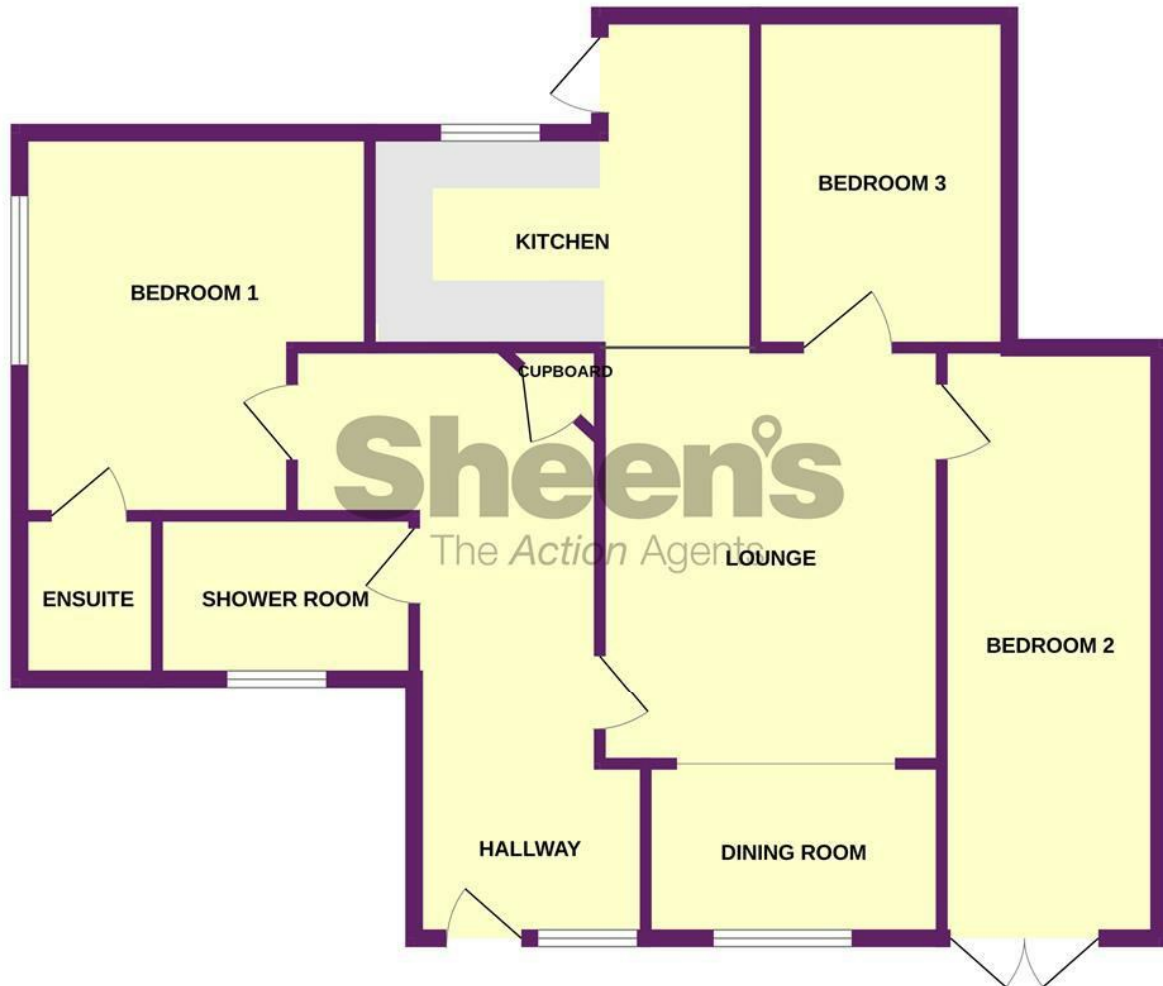
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





## 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents

