



## Smythe Close Clacton-On-Sea, CO16 8FS

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW. Located on the popular 'Cann Hall' estate, the property is being offered with NO ONWARD CHAIN. The property benefits from being situated within 600 metres of Brook Retail Park's shopping amenities. The property is positioned 1.5 miles from Clacton-on-Sea's mainline railway station and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'11 x 10'6 Lounge
- 8'3 x 5'10 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Garage
- Off Street Parking
- No Onward Chain
- Council Tax Band B
- EPC Rating C



**Price £210,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### ENTRANCE HALL

Storage cupboard. Cupboard housing gas combination boiler. Radiator. Door to:

### LOUNGE

15'11 x 10'6

Two radiators. Double glazed window to front. Opening to:



## KITCHEN

8'3 x 5'10

Fitted kitchen suite comprising Black matte effect square edge work surfaces White wall mounted cabinets with cupboards and drawers below. Single drainer sink unit with stainless steel mixer tap. Inset gas hob with extractor hood above. Inset oven. Inset dishwasher. Space for washing machine. Space for fridge. (All appliances not tested). Partly tiled walls. Double glazed window to side.



## BATHROOM

6'1 x 5'9

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Panelled bath with wall mounted electric shower (not tested). Partly tiled walls. Loft access. Radiator. Double glazed window to side.



## BEDROOM ONE

13'2 x 9'3 max

Radiator. UPVC Double glazed door to garden.



## BEDROOM TWO

9'6 x 7'2

Radiator. Double glazed window to rear.



## OUTSIDE REAR

Majority garden laid to lawn. Enclosed by panel fencing. Paved patio pathway to side access leading to:



## OUTSIDE FRONT

Paved patio area providing off street parking for one vehicle.



## GARAGE

Up and over door.

## Material Information (Freehold Property)

Tenure: Freehold

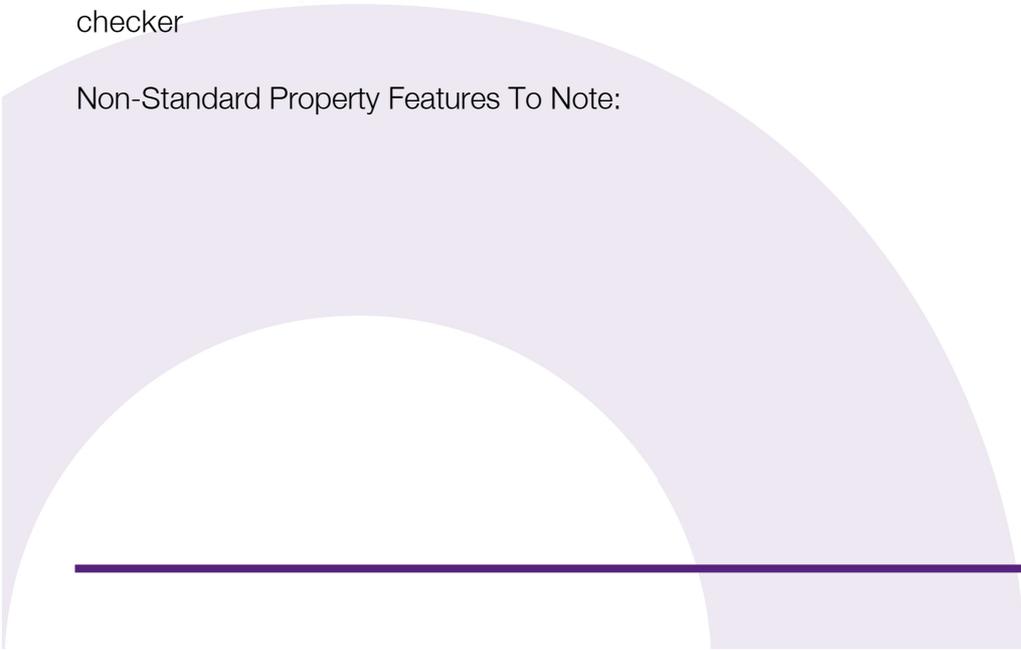
Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1731.31 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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:

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## JB 03/26

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](http://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



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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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**Sheen's**  
The Action Agents