

# THE STREET, TENDRING, ESSEX, CO16 0BN

Guide price

**£290,000**

FREEHOLD

- Three Bedrooms
- Three Reception Rooms
- Ground Floor Bathroom & First Floor WC
- Secluded Garden and Overlooking Protected Land/Covenant (Document Available)
  - No Onward Chain
  - On Street Parking
  - Oil Central Heating
  - Extended 1672 Cottage
  - Village Location
- Council Tax Band - C / EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



\*\*\* GUIDE PRICE £290,000 - £310,000 \*\*\* Dating back to 1672 and boasting from character features, Fentons are delighted to bring to market this beautifully and EXTENDED, THREE BEDROOM SEMI-DETACHED period cottage. The property is rich in character and occupies a sought after non-estate position within the heart of the picturesque village of Tendring. Offering three versatile reception rooms, a ground floor bathroom and first floor WC and enjoys delightful views to the rear across protected land/covenant (document available), creating a wonderful sense of peace and privacy. Outside, a workshop, greenhouse and garden shed provide excellent additional space for storage. Ideally situated approximately 1.5 miles from Weeley railway station, around 2.7 miles from Thorpe-le-Soken railway station, and within easy reach of the A133, local village amenities, primary school and nearby countryside walks, this is a rare opportunity to acquire a charming period home combining historic character with practical family living. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

UPVC stable door leading to:

#### Lounge

15'1" x 13'

Stair flight to first floor. Brick featured fireplace with inset electric log burner. Wood effect flooring. Wall lights. Radiator. Sealed unit double glazed window to front. Open access to:

#### Study

7'3" x 6'3"

Brick featured fireplace with log burner. Built in storage cupboard. Tiled flooring. Radiator. Open access to kitchen/breakfast room. Door to:

#### Dining Room

9' x 7'6"

Laminate flooring. Built in storage cupboard. Radiator. Sealed unit double glazed window to side.

#### Kitchen/Breakfast Room

10'11" x 9'10"

Fitted with a range of matching white high gloss fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Rangemaster to remain with extractor hood above. Further selection of units both at eye and floor level. Plumbing for washing machine. Integrated fridge/freezer. Breakfast bar with seating under. Range of drawers, corner shelving and open storage cupboard. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Open access to:

#### Lobby

Tiled flooring. Obscured sealed unit double glazed door leading to rear garden. Door to:

#### Bathroom

Modern four piece suite comprises of low level WC. Large vanity wash hand basin with mixer tap and range of cupboards and drawers. Fitted bath with wall mounted shower attachment. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

#### Landing

Loft access. Obscured sealed unit double glazed window to side. Doors to:

#### Bedroom 1

11'11" x 9'9"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.

#### Bedroom 2

9'8" x 8'1"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear overlooking the allotment gardens.

#### Bedroom 3

8'3" x 8'2"

Radiator. Sealed unit double glazed window to rear overlooking allotment gardens.

#### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Wood effect vinyl flooring. Censored light. Wall mounted heated towel rail.

#### Outside - Rear

Part paved areas. Remainder laid to lawn. Paved pathway leading to pergola ideal for seating

area. Beds stocked with flowers and shrubs. Workshop and greenhouse to remain. Additional storage shed to remain. Rear gate accessing onto allotment field. Enclosed by panelled fencing.

#### Outside - Front

Block paved pathway leading to entrance door. Remainder laid to lawn. Beds stocked with shrubs. Enclosed by featured and character brick wall with wooden entrance gate.

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2006.83 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No - Oil

(Electricity): Yes

(Water): Yes

(Sewerage Type): Septic Tank

(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



SQUIRRELS THE STREET, TENDRING, ESSEX, CO16 0BN





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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.

#### 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.

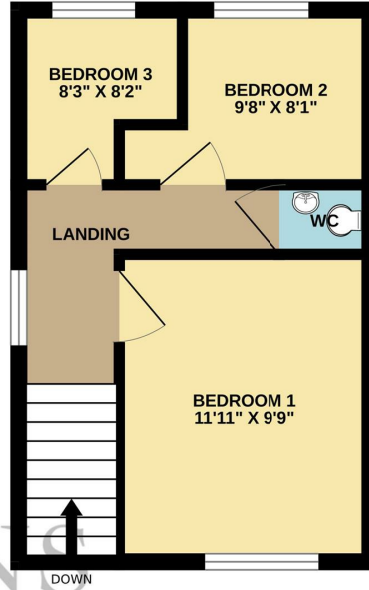
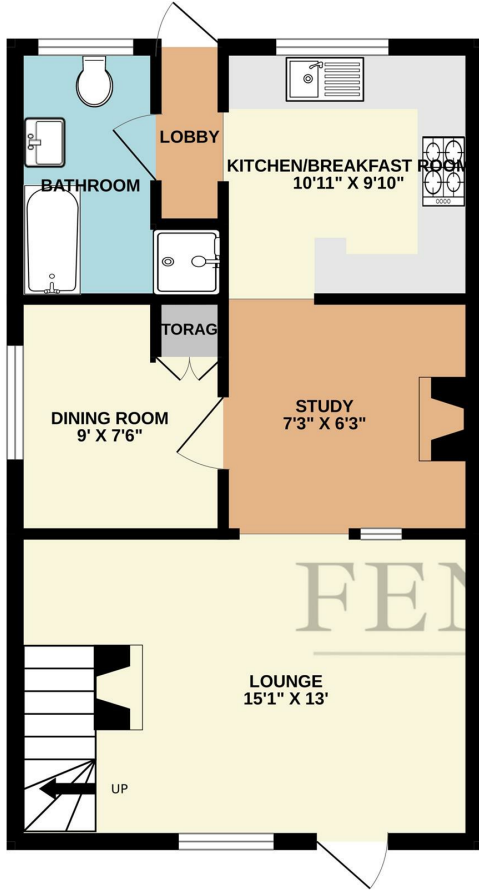


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GROUND FLOOR

1ST 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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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>                                   |                         |           |
| (55-68) <b>D</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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