



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this spacious three bedroom detached bungalow situated on the highly regarded Tudor development. The property is conveniently located within a short walk of local bus routes leading to Clacton's town centre and local shops. The property is also being offered for sale with no onward chain. As the vendors chosen sole agents an internal viewing is recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left hand side. The road leads into West Road and continue passing the golf course on the left. At the roundabout turn right then immediately left passing the shops into Marlowe Road. First right into Tyndale Drive and the property can be found half way up on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * FAMILY BATHROOM *
- * 13'3 x 8'9 KITCHEN * 15'4 x 13'4 LOUNGE *
- * ELECTRIC HEATING * 11'7 x 8' CONSERVATORY *
- * DOUBLE GLAZING * LOW MAINTENANCE REAR GARDEN *
- * OFF ROAD PARKING * GARAGE *
- * NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Storage heater, access to loft, doors to all rooms.

BEDROOM ONE: 13'7 (4.14m) x 10'6 (3.20m)

Storage heater, fitted wardrobes, replacement double glazed window to front.

BEDROOM TWO: 10'9 (3.28m) x 9'10 (3.00m)

Electric heater, replacement double glazed window to side.

BEDROOM THREE: 8'8 (2.64m) x 8'6 (2.59m)

Electric heater, replacement double glazed window to front.

BATHROOM:

Low level WC, pedestal wash basin, panelled bath with shower attachment and shower screen, door to airing cupboard, part tiled walls. Replacement double glazed window to side.

KITCHEN: 13'3 (4.04m) x 8'9 (2.67m)

Fitted with wooden fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted extractor hood, part tiled walls, electric heater. Replacement double glazed window to rear, door leading to side. Further access to garden.

LOUNGE: 15'4 (4.67m) x 13'4 (4.06m)

Storage heater, replacement double glazed window to side, replacement double glazed sliding doors to conservatory.

CONSERVATORY: 11'7 (3.53m) x 8'0 (2.44m)

Brick base construction with a flat roof. Single glazed aspects to side and rear, single glazed double doors to garden.

OUTSIDE:

To the front of the property hard standing area providing off road parking, further access to garage with up and over door, personal door to rear garden. Remainder is laid to lawn. Pedestrian access to rear garden. The rear garden is laid to lawn with flower and shrub borders, partially retained by wooden panel fencing.

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AGENTS NOTES:

Material Information for this property

Tenure is Freehold. Council Tax Band: C. EPC: TBC

Services Connected

Electricity - Yes

Gas - No

Water - Yes

Sewerage Type - Mains

Telephone and Broadband Coverage - Unknown

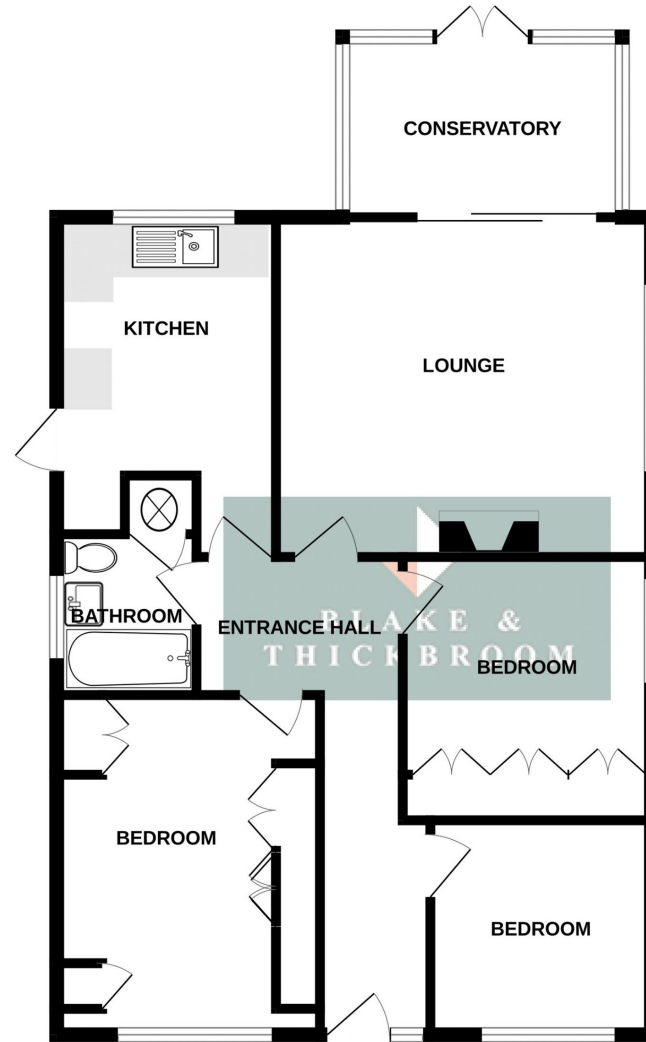
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - None



GROUND FLOOR



TYNDALE DRIVE, CLACTON-ON-SEA, ESSEX, CO15 2PT

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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