



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom detached bungalow situated in Jaywick village. The property is being sold with tenants in situ, currently producing a monthly rental income of £800 per calendar month. The current yield is 10.2% on a per annum basis. In the valuer's opinion, this is an ideal investment opportunity. Call our Offices to arrange a viewing..

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the Marine Parade West passing the Toby carvery on the left hand side leading into West Road. At the roundabout (Three Jays public house) ahead to you, turn left into Jaywick Lane which leads into Golf Green Road. Proceed along Golf Green Road for a short distance taking the next right into Jasmine Way and the property can be found immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 15'3 x 11' 3 LOUNGE *
- * 8'3 x 7'3 KITCHEN * BATHROOM *
- * DOUBLE GLAZING * GAS HEATING *
- * COURTYARD STYLE REAR GARDEN *
- * OFF ROAD PARKING *

* BEING SOLD WITH TENANT IN SITU PRODUCING 10.2% YIELD ON A PER ANNUM BASIS *

* SOLE AGENTS *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Panelled roof. Replacement double glazed windows to front and side. Access to:

LOUNGE: 15'3 (4.65m) x 11'3 (3.43m)

Two radiators. Four replacement double glazed windows to front and side. Access to:

KITCHEN: 8'3 (2.51m) x 7'3 (2.21m)

Comprising of white laminated rolled edge fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with cupboards below, range of eye level cupboards, wall mounted combi boiler, integral oven, four ring gas hob. Tiled walls. Loft access. Replacement double glazed window to side. Access to lobby and bedroom two.

BEDROOM ONE: 9'0 (2.74m) x 8'6 (2.59m)

Radiator. Replacement double glazed window to side.

BEDROOM TWO: 8'3 (2.51m) x 7'6 (2.29m)

Radiator. Replacement double glazed window to side.

BATHROOM:

Fitted with panelled bath with shower attachment, pedestal hand wash basin with mixer tap, low level WC. Fully tiled walls. Replacement double glazed window to rear.

LOBBY AREA:

Radiator. Doors to all rooms. Replacement double glazed door to garden.

OUTSIDE:

Concrete driveway area affording access for off road parking. Dual side access to rear garden, the rear garden is courtyard style, all hardstanding and is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property

Tenure: Freehold.

Council Tax Band: A.

EPC Rating: D.

Services connected.

Electricity - Yes.

Gas - Yes.

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 - We understand this property is of single brick construction, which could restrict the ability to secure a mortgage on it.



