



 **BLAKE &  
THICKBROOM**

**CLACTON ROAD,  
WEELEY HEATH, ESSEX, CO16 9ED  
£235,000 (Asking Price)**



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this late 1920s / 1930s semi detached cottage situated in the highly regarded village of Weeley Heath. The property is in an idyllic position overlooking farmland to the front and rear and is within a mile of local primary school, bus stop, mainline railway station and the A133 leading to Colchester and the A12.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the second exit on the left hand side onto the new bypass road, straight across the first roundabout and onto the second part of the bypass. At the next roundabout take the third exit on the right sign posted towards the village of Little Clacton. At the next roundabout, take the left hand turn into London Road, Little Clacton (B1441). Proceed through the village of Little Clacton for approximately one mile passing the White Hart Public House on the left hand side. Derekvile Cottages will be found on the left.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* OPEN PLAN LOUNGE DINER 23'4 x 13'9 (max) \*

\* 8' KITCHEN \* UTILITY ROOM \*

\* FIRST FLOOR BATHROOM \*

\* GAS HEATING SYSTEM AND MULTI FUEL BURNER \*

\* DOUBLE GLAZING \*

\* FARMLAND VIEWS TO FRONT AND REAR \*

\* OFF ROAD PARKING FOR TWO CARS \* GARAGE / WORKSHOP / STORAGE \*

\* APPROX 50' REAR GARDEN \* VILLAGE LOCATION \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE LOBBY:**

Wooden entrance door to entrance lobby. Stairflight to first floor. Door to:

**LOUNGE DINER:** 23'4 (7.11m) x 13'9 (4.19m)

(max, narrowing to 11'6). Open plan lounge diner. Radiator. Understairs storage cupboard. Double glazed window to front. Open access to dining area. Laminate flooring. Radiator. Recessed multi fuel log burner. Built in storage cupboard. Access to kitchen and utility room. Double glazed window to side.

**KITCHEN:** 8'0 (2.44m) x 6'0 (1.83m)

Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset single drainer sink unit with mixer tap, cupboards and drawers under, range of eye level cupboards. Laminate flooring. Double glazed window to rear. Opening to:

**UTILITY ROOM:** 8'1 (2.46m) x 6'5 (1.96m)

Of UPVC construction with double glazed aspects to side and rear, door to garden.

**FIRST FLOOR LANDING:**

Double glazed window to side. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 12'2 (3.71m) x 11'5 (3.48m)

Radiator. Built in storage cupboard with wall mounted gas boiler. Double glazed window to front affording farmland views.

**BEDROOM TWO:** 11'7 (3.53m) x 8'3 (2.51m)

Radiator. Double glazed window to rear overlooking the rear garden with farmland beyond.

**BATHROOM:**

White coloured suite comprising of panelled bath with shower screen and wall mounted shower unit over, pedestal wash basin, low level WC. Built in airing cupboard. Radiator. Double glazed window to rear.

**OUTSIDE:**

Hardstanding to front affording off road parking for two vehicles, side by side. Gated access down the side of the property to the rear garden.

**REAR GARDEN:**

The rear garden enjoys a South Westerly aspect and is predominantly lawned. At the foot of the garden is a separate chicken coop and prefabricated garage with farmland beyond.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band B.

EPC Rating E.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

Any additional property charges - No.

Non standard properties features to note - Yes. We are advised that this property is of timber framed construction.















