

▶ BLAKE &
THICKBROOM



DESCRIPTION:

NO ONWARD CHAIN.

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom park home situated on the Oakleigh Park site. The property offers a generous amount of accommodation throughout and an internal inspection is recommended to fully appreciate the accommodation on offer. This well kept gated, private community, is exclusively available to the over 50's. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Proceed across the first roundabout onto the second part of the bypass. At the next roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. At the next roundabout turn left into London Road. Proceed through the centre of the village for approximately two miles towards the village of Weeley. Continue past Weeley Heath war memorial on the left hand side. Upon reaching the 40mph zone take a left into Gutteridge Hall Lane and turn immediately right into Clacton Road leading to Oakleigh Park. Proceed along Oakleigh Close and at the roundabout turn left and follow the road directly to the end of the development, turn right and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * ENSUITE SHOWER ROOM *

* LOUNGE 19'3 x 10'7 * DINING AREA 8'9 x 8'6 *

* KITCHEN with APPLIANCES 11'8 x 8'5 *

* WHITE BATHROOM SUITE * UTILITY ROOM 7' x 5'8 *

* GAS HEATING * DOUBLE GLAZING *

* GATED COMMUNAL ENTRANCE * ALLOCATED PARKING *

* OVER 50s ONLY * SOLE AGENTS * VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

Radiator. Storage cupboard. Loft access. Doors to all rooms.

BEDROOM ONE: 12'3 (3.73m) x 9'5 (2.87m)

Radiator. Walk in wardrobe with lights. Radiator. Double glazed window to side. Door to:

EN SUITE SHOWER ROOM:

Fitted with shower tray with sliding door and shower attachment, vanity hand wash basin with cupboards below, low level WC. Extractor fan. Melamine panelled walls, part tiled walls. Radiator. Double glazed window to side.

BEDROOM TWO: 9'5 (2.87m) x 9'2 (2.79m)

Radiator. Fitted wardrobe. Double glazed bay window to side.

BEDROOM THREE: 6'6 (1.98m) x 4'11 (1.50m)

Radiator. Double glazed window to side.

BATHROOM:

Fitted with P shaped bath with shower attachment and shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Extractor fan. Fully tiled walls, tiled flooring. Radiator. Double glazed window to side.

LOUNGE: 19'3 (5.87m) x 10'7 (3.23m)

Two radiators. Electric fire. Double glazed sliding doors to side, double glazed bay window to front. Access to:

DINING AREA: 8'9 (2.67m) x 8'6 (2.59m)

Radiator. Double glazed bay window to front. Access to:

KITCHEN: 11'8 (3.56m) x 8'5 (2.57m)

Modern fitted kitchen comprising of grey fronted units with Quartz work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, fridge and freezer, dishwasher, electric hob with extractor hood above. Part tiled walls. Double glazed window to side. Access to:

UTILITY ROOM: 7'0 (2.13m) x 5'8 (1.73m)

Comprising of Quartz work surfaces with single drainer sink unit with mixer tap, cupboards below, range of eye level cupboards, fitted washing machine and tumble dryer. Cupboard housing wall mounted combi boiler. Storage cupboard. Part tiled walls. Radiator. Double glazed door to side.

OUTSIDE:

To the front of the property, there is allocated parking with paved area pathway leading to front door. The rest of the front is mostly shingled with side access leading to the rear. The rear garden has a paved area and pathway adjacent to the Park home affording for seating while the rest of the garden is mostly laid to artificial grass with storage shed, outside lighting, outside tap. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Leasehold.

Council Tax Band: N/A. EPC: N/A.

Services Connected.

Electricity: Yes.

Gas: Yes. LPG Supplied and metered and charged by Oakleigh Park utilities only

Water: Yes.

Sewerage type: Mains (water and sewerage charges included in site fee).

Telephone and Broadband coverage: Not known. 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 charges for this property: Yes. We understand from the current owners the site fee charges are approximately £3,498.48 per annum (£291.54 per calendar month) which includes water and sewerage connection).

Non standard property features to note: Yes. Occupants of the park home must be over the age of 50. Park home is sold with a leisure 365 lease agreement which offers all year round residency.





