



**DESCRIPTION:**

PHASE TWO "ST JOHNS OAK" is a stunning development of two and three bedroom detached bungalows situated within a recessed position on the North Western outskirts of Clacton's town centre. St Johns Oak will offer a variety of traditionally built designed bungalows with spacious and well appointment accommodation which will be finished to a high specification throughout and be offered for sale with a 10 year ICW builder's warranty giving peace of mind to any prospective purchaser that would want to buy their dream home. The development is conveniently located within walking distance of local garden centre and shopping facilities at Bockings Elm and is within walking distance of bus route to Clacton's town centre offering a range of excellent shopping facilities, restaurants, mainline railway station and stunning sea front beaches and gardens.

**DIRECTIONS:**

PROCEED FROM:Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx one mile across two mini roundabouts through the traffic lights. Proceed a short distance and the entrance to the development can be found on the right hand side opposite Clacton Garden Centre.

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

- \* THREE BEDROOMS \* EN SUITE SHOWER \*
- \* 8'2 x 6'2 LUXURY BATHROOM \*
- \* 13'6 x 13'3 LOUNGE / LIVING ROOM \*
- \* 26'5 x 12'3 LUXURY FITTED KITCHEN DINER WITH NUMEROUS INTEGRATED APPLIANCES \*
- \* 8'2 x 5'1 UTILITY ROOM \*
- \* ELECTRIC AIR SOURCE HEAT PUMP WITH RADIATOR HEATING \*
- \* 10 YEAR ICW BUILDER'S WARRANTY \* FULLY DOUBLE GLAZED \*
- \* LAWNED GARDENS \* 23' GARAGE & DRIVEWAY \*
- \* CARPETS & FLOOR COVERINGS INCLUDED \*
- \* TOTAL FLOOR AREA 112 sq. mt (1205 sq. ft.) \* SOLE AGENTS \*

**BEDROOM ONE:** 13'0 (3.96m) x 10'0 (3.05m)

**EN SUITE SHOWER ROOM:**

**BEDROOM TWO:** 13'0 (3.96m) x 10'0 (3.05m)

**BEDROOM THREE:** 10'2 (3.10m) x 9'4 (2.84m)

**BATHROOM:** 8'2 (2.49m) x 6'2 (1.88m)

**LOUNGE/LIVING ROOM:** 13'6 (4.11m) x 13'3 (4.04m)

**KITCHEN DINER:** 26'5 (8.05m) x 12'3 (3.73m)

**UTILITY ROOM:** 8'2 (2.49m) x 5'1 (1.55m)

**GARAGE:** 23'0 (7.01m) x 9'9 (2.97m)

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**AGENTS NOTES:**

Material information for this property.  
Tenure is Freehold.  
Council Tax Band TBA.  
EPC Rating TBA.  
Services Connected.  
Electricity - Yes.  
Gas - No.  
Water - Yes.  
Sewerage type - Mains.  
Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of telephone and broadband for this property/development.  
Any additional property charges - Yes. The main service road to the development is maintained under a management company. We understand from our client that the approximate annual costs will be £250.  
Non standard property feature to note - None.  
Please note property details and floorplan are for guideline purposes only and may alter during construction.







