

Workshop adjoining Hollytrees Bungalow, Harwich Road, Beaumont, CO16 0AS



**Freehold**

Guide Price

**£200,000**

Subject to contract

- 2 bedrooms
- 1 reception room
- 2 bathrooms



Former unused car garage with attached self-contained living accommodation and a one bedroom self-contained bedsit.

## Some details

### General information

An opportunity to acquire a workshop which was formerly used as a car garage in a prominent main road position with adjoining living accommodation. Part of the workshop has been converted to provide a self-contained one bedroom bedsit with the adjoining accommodation having a 23ft living space, two bedrooms, one of which has an ensuite as well as an office and WC. The accommodation in brief comprises of:

Entrance door into hallway which has doors leading off to the workshop, office, customer toilet and access to a lobby which has a door to a shower room and further toilet. The workshop measures 19ft x 18ft with a height between the rafters of 10ft 1. The self contained living accommodation is to the rear of building and has an open plan living space which is 23ft in length with a kitchen area with a range of work surfaces with cupboards and drawers under, matching eye level units, inset spotlights, single oven, hob and extractor, single sink and drainer with mixer taps and stair flight rising up to the first floor where there is two bedrooms, one of which has an ensuite. Part of the workshop has been converted to a self-contained bedsit which has a kitchen, shower room and living space.

#### Entrance hall

14' 4" x 4' 0" (4.37m x 1.22m)

#### Office

6' 5" x 5' 4" (1.96m x 1.63m)

#### Separate WC

5' 11" x 3' 7" (1.8m x 1.09m)

#### Workshop

19' 3" x 18' 1" (5.87m x 5.51m)

#### Lobby

4' 3" x 4' 1" (1.3m x 1.24m)

#### Shower room

6' 3" x 4' 4" (1.91m x 1.32m)

#### WC

5' 2" x 3' 5" (1.57m x 1.04m)

#### Open plan living space

23' 0" x 10' 1" (7.01m x 3.07m)

### First floor accommodation

#### Bedroom one

22' 6" x 10' 1" (6.86m x 3.07m)

#### Bedroom two

22' 6" x 10' 3" (6.86m x 3.12m)

#### Ensuite bathroom

10' 5" x 3' 8" (3.18m x 1.12m)

#### Bedsit

#### Kitchen

12' 2" x 8' 4" (3.71m x 2.54m)

#### Shower room

8' 2" x 2' 6" (2.49m x 0.76m)

#### Living space

10' 9" x 10' (3.28m x 3.05m)

### The outside

To the front of the property there is hard standing providing off road parking whilst to the rear there is a small yard area which is mainly laid to shingle and enclosed by wooden panel fencing.

### Where?

The property is situated in a prominent main road position in the centre of the hamlet of Beaumont which provides good access to the A120 and to the nearby village of Thorpe-le-Soken with good shopping and leisure facilities, railway station providing mainline links to London Liverpool Street.

### Important information

Council Tax Band - D

Services - We understand that the property has electric laid on to the property. We have been advised by the vendors that the electric and water provided are currently laid on from the adjoining bungalow, so a prospective purchaser would have to factor in they will have to have separate services connected to the property. We also understand that the property has a cesspit which is located in the adjoining bungalows garden, so an easement would be provided to access and clear the cesspit. We also understand that there would be a right of access across the front hard standing area to enable the adjoining bungalow access to their parking space.

Tenure - Freehold

EPC Rating - G

### Directions

Proceed out of Colchester along the A133 Clingoe Hill, through the villages of Elmstead Market and Frating. At the Manheim roundabout turn right (second exit) continuing on the A133, at the next roundabout take the first exit and then the second exit continuing through the village of Weeley and into Thorpe-le-Spoken. At the mini roundabout turn left into Landermere Road which continues into Harwich Road, Beaumont where the property will be seen further along on the right hand side indicated by a Fenn Wright for sale board. Our ref: 35316JBG/SMG

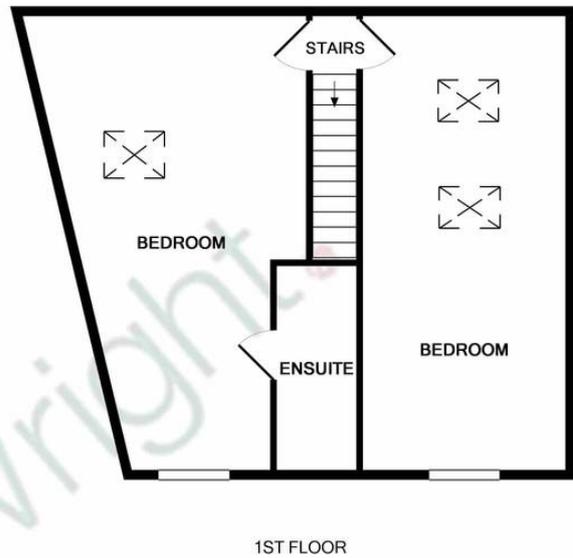
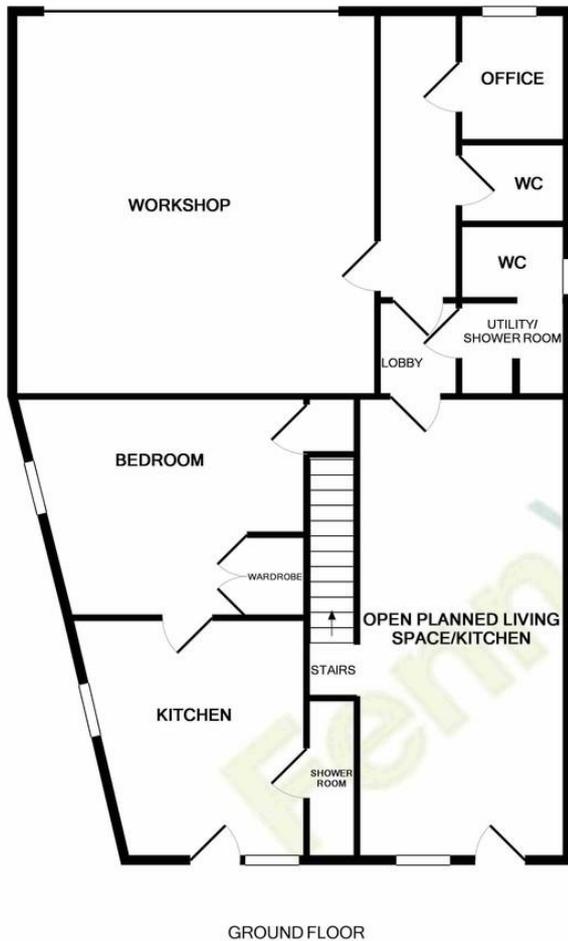
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01206 763 388.



WORKSHOP ADJOINING HOLLYTREES BUNGALOW, HARWICH ROAD, BEAUMONT, CO16 0AS  
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To find out more or book a viewing

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Particulars for Workshop adjoining Hollytrees Bungalow, Harwich Road, Beaumont, Clacton-on-Sea, CO16 0AS

