

Est. 1995

HUNT ROCHE

The Estate Agent



Asking Price: OIEO £210,000
17 Weavertale, Shoeburyness, Essex, SS3 8XL



A beautifully presented **ONE DOUBLE BEDROOM** house, enjoying a pleasant setting surrounded by communal grounds and benefiting from its own **GARAGE**. The stylish accommodation features a semi-open-plan Living Room and high-gloss Kitchen, a generous Double Bedroom and a cleverly designed four-piece Bathroom. Ideally positioned close to Asda shopping facilities and local bus routes, an internal viewing is highly recommended.

Agents Note: Please note that there is a monthly charge of £30 per month as a maintenance charge for the contribution of the upkeep/maintenance and grass cutting of the surrounding grounds.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Beautifully presented **ONE DOUBLE BEDROOM** house, enjoying a **GARAGE** and a pleasant setting surrounded by communal grounds
- Useful Entrance Porch
- Semi-open-plan Living Room and Kitchen
- Stylish high-gloss Kitchen with glitter-flecked stone-effect work surfaces, mirrored mosaic splashbacks and coordinating tiled flooring
- Cleverly designed FOUR-PIECE Bathroom
- Generous Double Bedroom with full-width mirrored sliding-door wardrobe
- uPVC double glazing with bespoke wooden plantation-style shutters to selected windows
- Residents’ parking area located close by
- Convenient for Asda shopping facilities and local bus routes
- Viewing highly recommended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Entrance via: The property is approached via a pedestrian pathway through the surrounding communal gardens, with a residents' parking area located close by.

A uPVC double glazed entrance door, inset with pair of obscure double glazed panels, provides access to:

Entrance Porch: 5'10" x 3'5" (1.78m x 1.04m)

Beautiful glitter-flecked granite-effect tiled flooring. Smooth plastered pitched and vaulted ceiling.

Contemporary multi pane glazed door through to;



Living Room: 16'6" (5.03) (5.03) (into bay) x 10'5" (3.18)

uPVC double glazed square bay window to side aspect, fitted with bespoke wooden plantation-style shutters. Striking multi-tonal rustic wood-effect laminate flooring laid in a staggered plank design. Contemporary slimline black wall-mounted electric panel heater. Carpeted staircase rising to the First Floor. Open-plan access to the Kitchen. Textured ceiling inset with recessed lighting.



Kitchen: 13'7" x 5'9" (4.14m x 1.75m)

uPVC double glazed window to side aspect, fitted with bespoke wooden plantation-style shutters. The superb Kitchen is fitted with an extensive range of high-gloss eye and base-level units, complemented by glitter-flecked granite-effect square-edged work surfaces and an inset porcelain single-drainer sink with mixer tap. Built-in electric oven with four-ring electric hob and concealed extractor hood above. Striking mirrored mosaic splashback tiling and LED plinth lighting. Under-counter fridge and freestanding chest freezer to remain. Space and plumbing for washing machine. Additional under-stairs recess providing a useful utility/storage area. Impressive glitter-flecked floor tiling designed to coordinate with the work surfaces. Textured ceiling.

The First Floor Accommodation comprises

Landing: Panelled doors providing access to all First Floor rooms. Textured ceiling with access to the loft space. Agents Note: The seller has advised Hunt Roche that the loft is fully insulated and benefits from a fitted pull-down ladder and lighting.



Bedroom:

11'7" (3.53) (3.53) (to wardrobe) x 10'1" (3.07) (3.07)

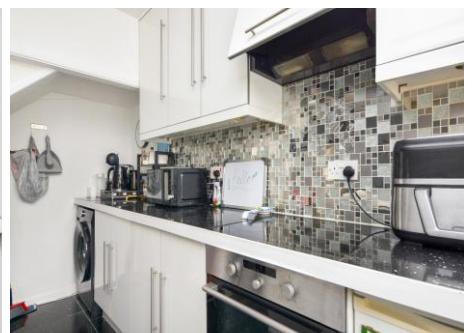
uPVC double glazed obscure window to side aspect with roller blind. Door to an over-stairs storage cupboard housing the water tank. Attractive full-width wardrobe with mirrored sliding doors, providing generous hanging and storage space. Contemporary high-gloss black wall-mounted electric panel heater. Textured ceiling.

Superb Four Piece Modern Bathroom Suite: 7'5" x 5'2" (2.26m x 1.57m)

Obscure uPVC double glazed window to front aspect, fitted with bespoke wooden plantation-style shutters. The well-appointed Bathroom comprises a glazed corner shower enclosure with wall-mounted electric shower, panel-enclosed bath with mixer tap, dual-flush WC and pedestal wash hand basin. Circular illuminated wall mirror and additional wall mounted mirrored storage cabinet. Fully tiled walls with contrasting mosaic feature inlays. Coordinating dark glitter-flecked tiled flooring. Textured ceiling inset with recessed downlighting.

To the Outside of the Property & Garage:

Located close by is a residents' parking area, together with direct access to the Garage, which is fitted with an up-and-over door.





COUNCIL TAX BAND B
PRELIMINARY DETAILS - AWAITING VERIFICATION

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 7/18/2026