

# HUNT ROCHE

*The Estate Agent*



**Guide Price: £375,000 - £400,000**

**81 Aylesbeare, Bishopsteignton Location, Shoeburyness, Essex, SS3 8AG**



**\*\* Offered with No Onward Chain \*\***

**Situated on a generous plot in a pleasant walkway position, this TWO DOUBLE BEDROOM DETACHED BUNGALOW enjoys an attractive outlook over an open greensward. The property boasts a particularly large frontage with well-maintained, low maintenance gardens, together with a generous south-facing rear garden. Further benefits include a GARAGE AND CARPORT located to the rear of the home.**



- A well-presented detached bungalow situated on an exceptionally generous plot in a pleasant walkway position, overlooking an attractive open greensward
- Two double bedrooms
- Modern shower room
- Spacious living room enjoying views over the front garden and open greensward
- The property benefits from a particularly large frontage with low maintenance gardens
- A generous south-facing rear garden, designed for ease of upkeep
- Detached garage and carport located to the rear of the property
- Popular residential location
- Offered with No Onward Chain - Viewing highly recommended

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Entrance via:** Recessed entrance porch leading to uPVC double door inset with obscure leaded double glazed inset with matching panel to side. Access to;

**Reception Hallway:** Doors to all rooms. Door to airing cupboard. Radiator. Built in floor to ceiling cupboard with hanging space. Coving to textured ceiling with access to loft space.

**Living Room:** 21' > 15' x 12'2" (5.0m > 4.5m x 3.6m) uPVC double glazed box bay window to the front aspect with leaded light inserts, affording views over the open greensward. Feature electric fire with inset to hearth. Two radiators. Coving to textured ceiling.



**Kitchen:** 11'4" > 10'1" x 9'4" (3.45m > 3.07m x 2.84m) uPVC double glazed window to rear aspect. Obscure uPVC double glazed door to side aspect providing side access to rear Garden. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with single drainer sink unit. Tiled splashbacks. Freestanding 'Zanussi' double oven with four ring electric hob (to remain). Undercounter 'Aquarius' washing machine (to remain). Freestanding 'Hoover' fridge/freezer (to remain). Wall mounted 'Vaillant' boiler. Radiator. Coving to textured ceiling.

**Main Bedroom:** 15' x 12'2" (4.57m x 3.7m) uPVC double glazed leaded window to rear overlooking the rear Garden. Freestanding part mirror fronted wardrobe (to remain). Radiator. Coving to textured ceiling.

**Bedroom Two:** 10'5" x 9'4" (3.18m x 2.84m) uPVC double glazed leaded window to front affording views towards open green. Freestanding two door wardrobe (to remain). Radiator. Coving to textured ceiling.

**Shower Room:** 6'8" x 5'8" (2.03m x 1.73m) uPVC double glazed window to the side aspect. The room is fitted with a white four-piece suite comprising a walk-in double shower cubicle with wall-mounted 'Triton' shower, a pedestal wash hand basin, a bidet, and a low-level dual flush W.C. Wall mounted mirror fronted cabinet. There is a large heated towel rail, with tiling to all visible walls and further tiled flooring. Coving to textured ceiling.

#### **To the Outside of the Property:**

The SOUTH FACING garden measures approximately 50ft in depth. The garden has been designed for low maintenance, comprising a paved patio with well-stocked borders and a pair of raised brick-built flower beds. There is gated side access to both sides of the property to the front of the home. Outside water tap and exterior lighting. Timber framed shed (to remain). Gated access to Car-Port, with an obscure uPVC double glazed door leading into the Garage.

**Garage:** 17' x 8' (5.18m x 2.44m) Accessed via an Up-and-Over door. Pitched roof, providing ample eaves storage space.

**Frontage:** The property is situated in a pleasant walkway position overlooking an open greensward. The front garden is of a particularly generous size and is predominantly block paved, with inset flower beds featuring a variety of established shrubs and decorative planting. The frontage is enclosed by attractive wrought iron railings with gated access.

**Agent Note:** Please note that 2 sets of wardrobes and white goods are included within the sale particulars; however, should a purchaser not require these items, they can be removed prior to completion.





**Council Tax Band D**

PRELIMINARY DETAILS - AWAITING VERIFICATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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. 4/14/2026