

Est. 1995

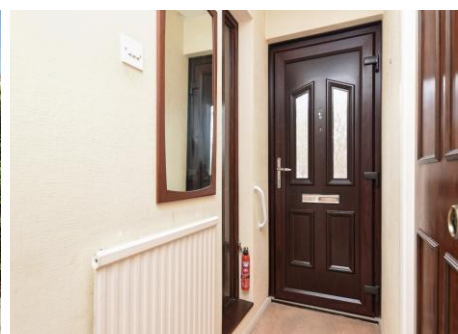
HUNT ROCHE

The Estate Agent

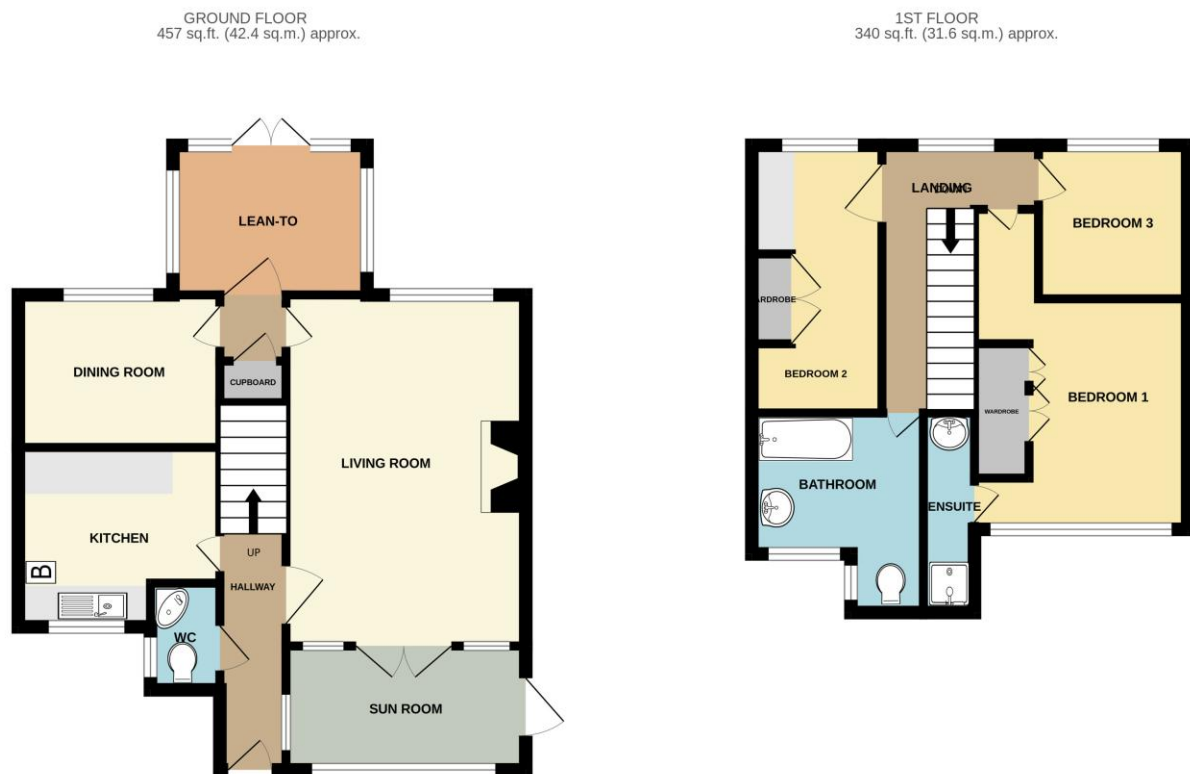


Guide Price: £375,000 - £385,000

30 Yarnacott, Bishopsteignton Position, Shoeburyness, Essex, SS3 8AL



Offered with No Onward Chain and requiring general updating, this three-bedroom semi-detached home provides versatile accommodation including a Living Room with adjoining Sun Room, separate Dining Room, Kitchen, Lean-To Conservatory and Ground Floor Guest WC. Bedroom One benefits from an En Suite while externally there are established gardens and a garage with parking.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.
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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- Semi-detached home, requiring general updating offered with No Onward Chain
- Living Room with adjoining Sun Room
- Separate Dining Room
- Kitchen and Lean-To Conservatory
- Ground Floor Guest WC
- Bedroom One with En Suite Shower Room
- Generous frontage extending to the side
- Established rear garden
- Garage with parking for one vehicle



Entrance: Accessed via a pedestrian walkway, the property enjoys a generous frontage extending to the side, providing ample garden space. A uPVC entrance door with two obscure double glazed inserts provides access to:

Reception Hallway: 10'8" x 2'10" (3.25m x 0.86m) Tall glazed panel overlooking the Sun Room. Radiator. Panelled doors to the Kitchen and Ground Floor Guest WC. Multi-pane glazed door to the Living Room. Stairs rising to the First Floor. Textured ceiling.

Ground Floor Guest WC: 5'9" x 2'6" (1.75m x 0.76m) Obscure uPVC double glazed window to side aspect. WC and wall-mounted wash hand basin. Partly tiled walls with mirrored area surrounding the basin. Radiator. Storage cupboard above the WC and further corner cupboard above the basin. Textured ceiling.

Kitchen: 9'10" (3) (max) x 8'10" (2.7) (max) uPVC double glazed window to front aspect. Radiator. Range of fitted base and eye-level units with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap over. Tiled splashbacks. Wall-mounted boiler. Ample space for appliances. Wall mounted boiler. Glazed serving hatch through to the Dining Room. Textured ceiling.

Living Room with Adjoining Sun Room: Overall measurement 21'7" (6.58) (max) x 10'5" (3.18) (max) A spacious reception room comprising two distinct but connecting areas, separated by multi-pane glazed double doors with matching side panels.

Living Room: 15'3" x 10'5" (4.65m x 3.18m) uPVC double glazed window to rear aspect. Radiator. Exposed brick chimney breast with inset fireplace and tiled hearth. Multi-pane glazed door to the lobby area. Textured ceiling.

Sun Room: 9'6" x 5'5" (2.9m x 1.65m) Large uPVC double glazed window to front aspect and glazed door to side, providing access to the front, side and rear of the property. Radiator. Exposed brickwork. Part vaulted panelled ceiling with wall-mounted lighting.

Lobby: Multi panel glazed door to Lean-to/Conservatory. Panelled door to good size understairs storage cupboard. Textured. Further panelled door to;

Dining Room: 8'9" x 6'7" (2.67m x 2m) uPVC double glazed window to rear aspect. Radiator. Glazed serving hatch through to the Kitchen. Textured ceiling.

Lean-to: 8'10" x 6'6" (2.7m x 1.98m) Glazed windows to three aspects with double doors opening onto the rear garden. Timber panelling and polycarbonate roof.

Landing:

uPVC double glazed window to rear aspect. Overstairs airing cupboard housing the hot water cylinder with linen shelving. Panelled doors to all rooms. Access to loft space. Textured ceiling.

Bedroom One: 10' (3.05) (increasing to 13'8" (4.17) incl door recess) x 10'6" (3.2) (max) uPVC double glazed window to front aspect. Radiator. Freestanding four-door wardrobe to remain. Wall light points. Textured ceiling. Panelled door to:

Ensuite: 8'8" x 2'10" (2.64m x 0.86m) Obscure uPVC double glazed window to side aspect. Tiled shower enclosure with shower tray and wall-mounted shower. Wash hand basin inset into a tiled work surface with cupboards beneath. Mirrored wall cabinets and radiator. Part-tiled walls. Textured ceiling.

Bedroom Two: 11'9" x 5'8" (3.58m x 1.73m) uPVC double glazed window to rear aspect. Radiator. Two door freestanding wardrobes to remain, together with fitted shelving and work surface. Textured ceiling.

Bedroom Three: 7'4" x 6'8" (2.24m x 2.03m) uPVC double glazed window to rear aspect. Radiator. Textured ceiling.

Bathroom: 8'11" (2.72) (max) x 8'8" (2.64) (max) (Irregular Shape) Obscure uPVC double glazed windows to front and side aspects. Three-piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Majority tiled walls. Storage cupboard above the WC. Textured ceiling.

To the Outside of the Property:

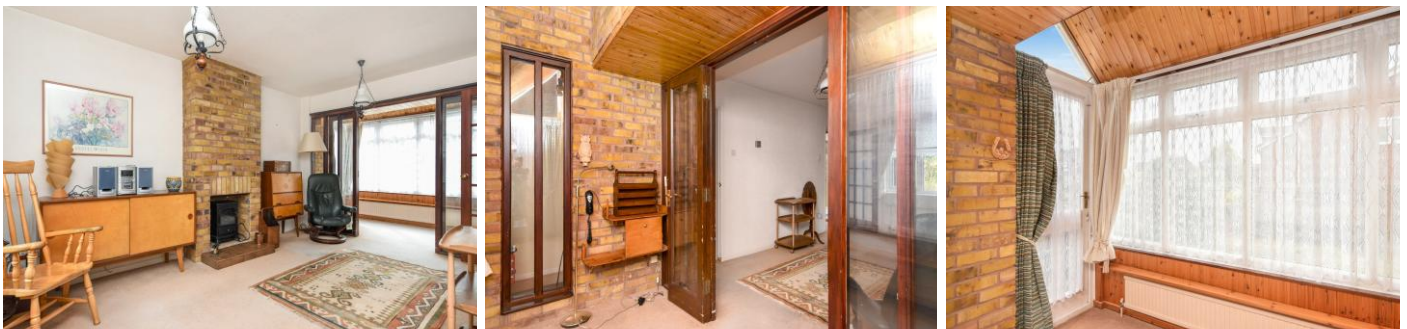
The rear garden is accessed via the Lean-To / Conservatory and commences with a paved patio area, with the remainder laid mainly to lawn and complemented by established shrubs, plants and mature trees. Pathway leading to the rear, where gated access leads to the garage and parking area. Timber garden shed. External water tap. Enclosed by fencing.

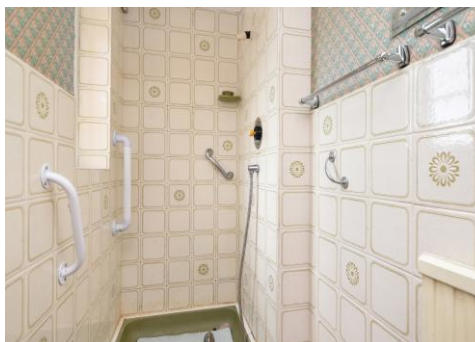
Garage:

Up-and-over door with parking for one vehicle to the front.

Council Tax Band D

PRELIMINARY DETAILS – AWAITING VERIFICATION







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

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