



11 Cottesmore Close



RICHARD
POYNTZ

11 Cottesmore Close
Canvey Island
SS8 0EA

£300,000



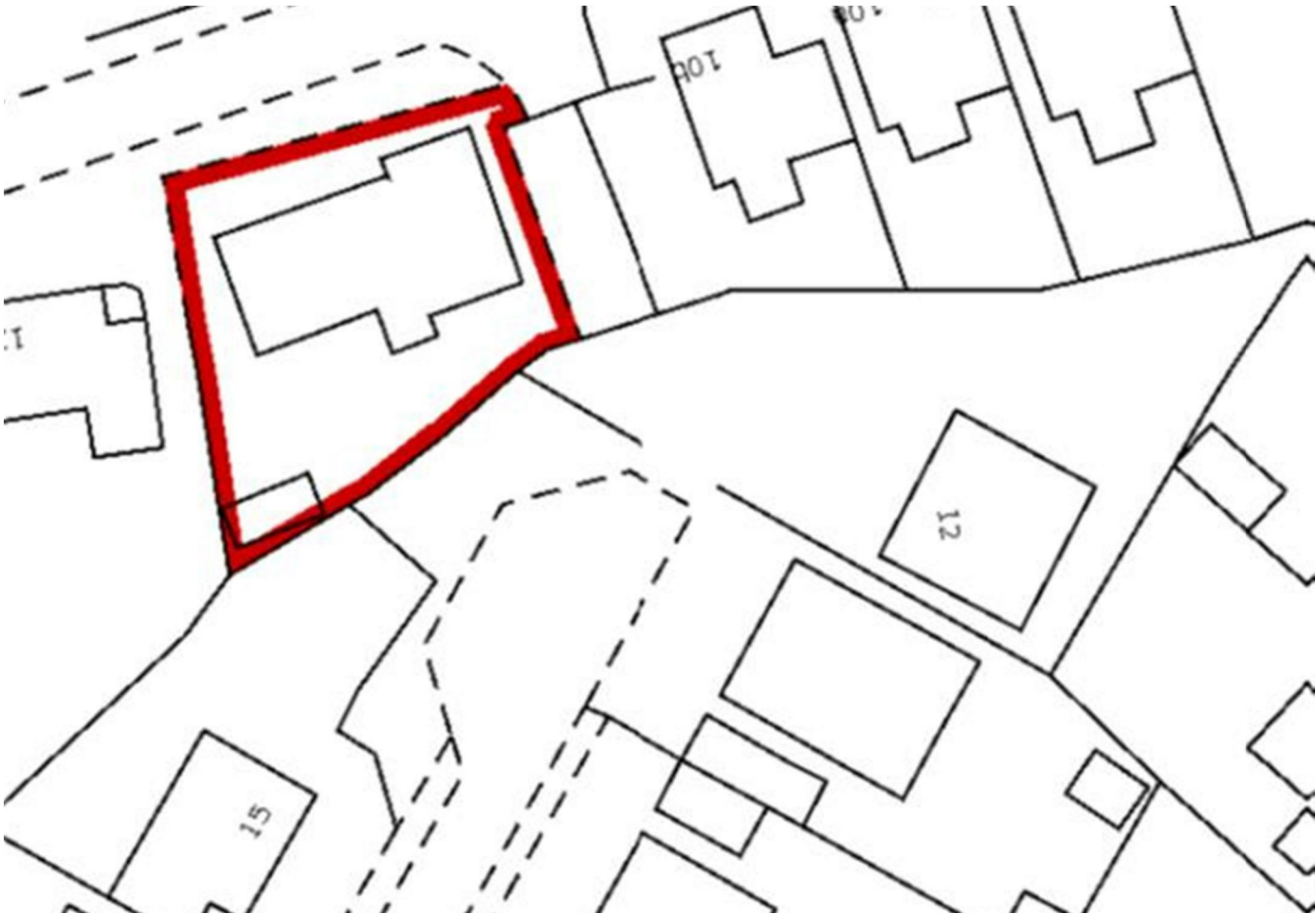
Situated within this highly sought-after cul-de-sac, conveniently located close to the town center, is this three-bedroom timber-framed, roughcast bungalow occupying a particularly wide and irregularly shaped plot.

In our opinion, the property offers excellent redevelopment potential, subject to obtaining all necessary planning permissions and consents.

The plot measures approximately 72 wide at the front . Prospective purchasers should refer to the Title Plan for the precise boundaries, as the plot is irregularly shaped. The rear garden is overgrown in places.

All offers must be submitted in writing by 12 noon on Monday 12th October 2026.

All measurements are provided for guidance only, and prospective purchasers are strongly advised to carry out their own measurements and investigations before making an offer.



Hall

Lounge

22'4 x 11'5 (6.81m x 3.48m)

Kitchen

15'02 8'06 (4.62m 2.59m)

Bedroom One

18'4 x 9'5 (5.59m x 2.87m)

Ensuite

Bedroom Two

11'5 x 10'3 (3.48m x 3.12m)

Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)

Bathroom



Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

