



**36 Heriot Way, Great Totham, CM9 8BW**

**Guide price £185,000**



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### Some More Information

From the communal entrance door you lead into the entrance hall where stairs rise to the first floor to give access to the property. The entrance door leads into the L shaped entrance hall where doors give access to the shower room comprising corner shower enclosure, close coupled W.C. and vanity wash hand basin with window to the rear elevation. Continuing along the entrance hall there are two cupboards, one of which contains the hot water cylinder and door to bedroom one is located opposite.

Bedroom one is fitted with two triple door wardrobes and vanity unit between and has a window to the front elevation. Continuing on access is gained to the second bedroom with a window to the rear elevation and an array of wardrobe storage is fitted within the room. At the end of the entrance hall a door gives access to the lounge/dining room with box bay window to the front elevation and further window to the side elevation, a further door leads from the lounge dining room to the kitchen which is fitted with a range of eye and base level cupboards beneath the work surfaces, space for free standing fridge freezer, washing machine, in addition to the fitted low level oven and 4 ring hob above, the composite sink is inset into the work surface with window to the side elevation.

### Externally

Set back from the main turning of Heriot Way the property is located in a side turning with allocated parking for one vehicle in addition to a number of visitor parking spaces, a pathway leads around to the communal entrance door and open access to the communal grounds is available.

### Location

Located just 0.3miles from Great Totham Primary School with its "good" Ofsted rating, and just 250m Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately 3.7 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

### Entrance Hall

### Lounge/Dining Room

14'1" x 12'10" (4.29m x 3.91m)

### Kitchen

9'1" x 6'0" (2.77m x 1.83m)

### Bedroom One

10'6" x 10'5" (3.20m x 3.18m)

### Bedroom Two

9'1" x 6'9" (2.77m x 2.06m)

### Shower Room

### Services

Council Tax Band - C. Local Authority - Maldon District Council

Tenure - Leasehold

Remaining Lease Term - 90 years remaining

Annual Ground Rent - £200.00

Annual Service Charge - £1,067

Payment Frequency - per annum

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 940mbps (details obtained from Ofcom Mobile and Broadband Checker) - May 2024

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 (details obtained from Ofcom Mobile and Broadband Checker) - May 2024

Lane (0.2miles from the property) was refused by Maldon District Council on the 21st August 2023 and is currently has an outstanding appeal.

Services -  
Mains Electric  
Electric Storage Heating  
Mains Water  
Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of with concrete tiled roof. The property is located on the first floor and doesn't have a lift service.

Flood Risk - Data Taken from Gov.UK Flood Map.

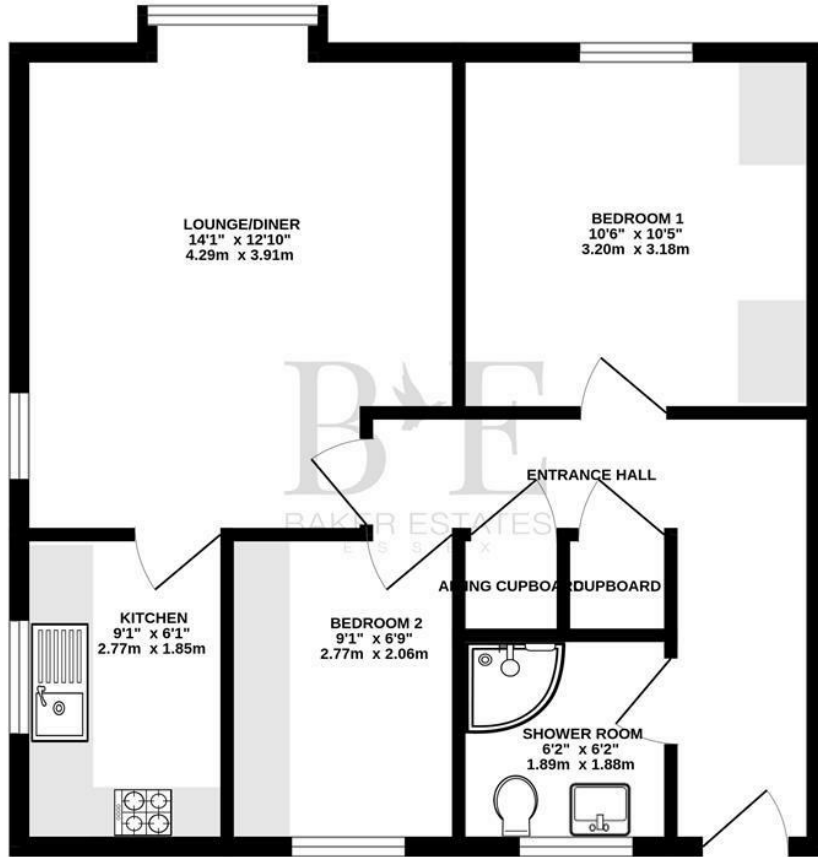
Flooding from Rivers and Sea - Very Low Risk  
Flooding from Surface Water - Low Risk  
Flooding from Reservoirs - Very Unlikely In This Area  
Flooding from Ground Water - Very Unlikely In This Area

Planning Applications in the Immediate Locality - Checked May 2024

At the time of instruction to the market we understand that there an application for 49 properties accessed from Catchpole

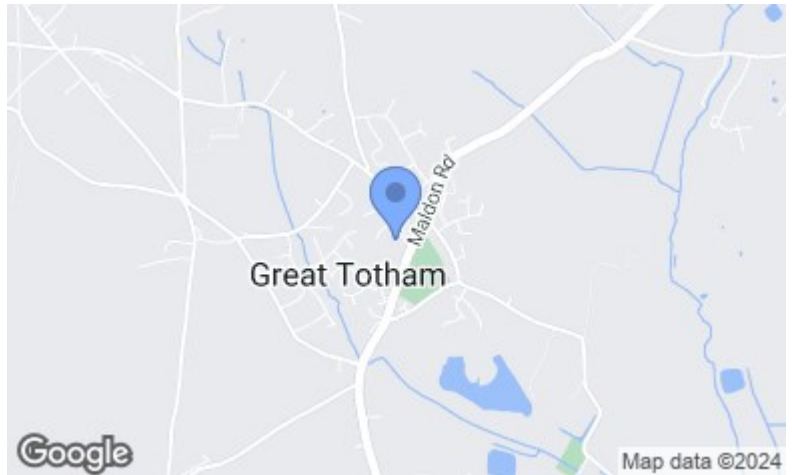


GROUND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.