

Paul Mason Associates



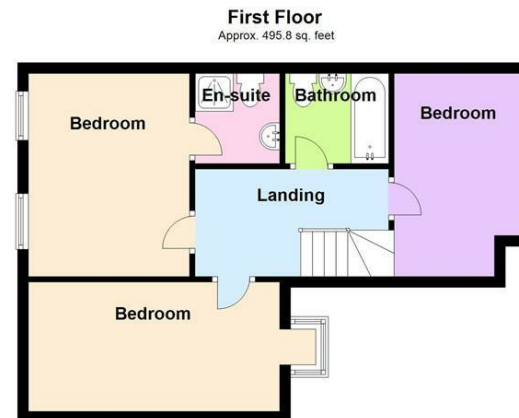
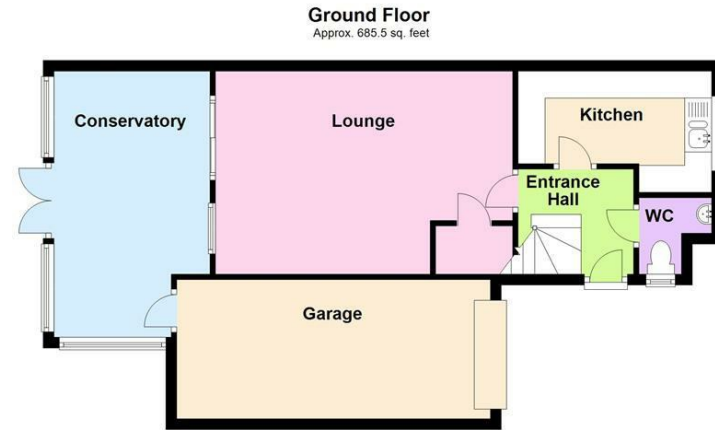
Paul Mason Associates
Sales Lettings Development Investment
for sale
01621 742310
www.paulmasonassociates.co.uk

Teal Avenue, Mayland, Essex, CM3 6TU
Offers over £345,000

- Three Double Bedrooms
- En-Suite to Bedroom One
- Integral Garage
- Off-Road Parking
- Village Location
- Conservatory
- Lounge
- Main Bathroom and Ground Floor Cloakroom
- Spacious Accommodation Throughout
- EPC- TBC

Located in the beautiful waterside village of Mayland is this spacious three bedroom semi-detached house with a driveway and garage. Mayland is a village within the Dengie Peninsular, just off the coast of the River Blackwater which provides views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, a doctors and primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation comprises an entrance hall leading to the lounge, kitchen and cloakroom, there is also a large conservatory to the rear on the ground floor. The stairs situated in the entrance hall lead up to a landing with doors to all three double bedrooms and main bathroom; bedroom one also benefits from an en-suite. Externally, the property has a good size rear garden which is mainly laid to lawn with some shrubbery. Viewings come recommended to appreciate the property on offer..



Energy Efficiency Rating	
Current	Potential
	85
68	

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

England & Wales

Distances

Maylandsea Primary School -
0.5 miles
Althorne Train Station - 4.1 miles
Maldon High Street - 7.2 miles
London Southend Airport - 21.7
miles

All mileages are approximate

ACCOMMODATION

Entrance Hall

2.2m x 2.2m (7'2" x 7'2")
Entrance door to side. Stairs to
first floor. Radiator. Doors to :-

Cloakroom

1.5m x 1.3m (4'11" x 4'3")
Double glazed window to side.
Two piece suite comprising low
level WC and wash hand basin.
Wood effect flooring. Radiator.

Kitchen

3.6m x 2.3m (11'9" x 7'6")
Double glazed window to front.
Wooden units fitted to eye and
base level with laminate work
surfaces. Stainless steel 1 1/2
sink and drainer. Part tiled walls.
Space for cooker, washing
machine and fridge-freezer.
Part tiled walls. Wood effect
flooring. Radiator.

Lounge

5.5m x 3.8m (18'0" x 12'5")
Double glazed window to rear.
Coved ceiling. Built in storage
cupboard. TV point. Radiator.
Sliding doors leading to :-

Conservatory

5.2m x 3.1m (17'0" x 10'2")
Double glazed windows to rear
and sides. Double glazed
French doors leading to rear
garden. Wood effect flooring.
Radiator. Door to :-

Integral Garage

5.6m x 2.5m (18'4" x 8'2")
Up and over door to front.
Power and lighting connected.
Wall mounted boiler.

FIRST FLOOR

Landing

3.5m x 2.0m (11'5" x 6'6")
Access to loft hatch. Stairs to
ground floor. Airing cupboard
housing hot water cylinder.
Doors to :-

Bedroom One

3.7m x 3.0m (12'1" x 9'10")
Two double glazed windows to
rear. Radiator. Door to :-

En-Suite

1.8m x 1.4m (5'10" x 4'7")
Three piece suite comprising
shower cubicle with

attachments, pedestal wash
hand basin and low level WC.
Wood effect flooring. Radiator.

Bedroom Two

5.2m x 2.4m (17'0" x 7'10")
Double glazed window to front.
TV point. Radiator.

Bedroom Three

3.8m x 2.5m (12'5" x 8'2")
Double glazed window to front.
Radiator.

Family Bathroom

2.0m x 1.7m (6'6" x 5'6")
Three piece suite comprising
panelled bath with attachments,
pedestal wash hand basin and
low level WC. Part tiled walls.
Wood effect flooring. Radiator.

Rear Garden

Laid to lawn. Fenced to
boundaries. Timber shed to
remain. Access to frontage via
side gate. Outside lighting.

Frontage

Tarmac driveway providing off
road parking for 2 vehicles.
Access to garage. Access to
entrance door. Outside tap.
Access to rear garden via side
gate. Outside lighting. Hedge to
front.

Services

Gas - Mains

Electric - Mains
Water - Mains
Drainage - Mains
Heating - Mains

Viewings.

Strictly by appointment only
through the selling agent Paul
Mason Associates on 01621
742310.

Important Notices.

We wish to inform all
prospective purchasers that we
have prepared these particulars
including text, photographs and
measurements as a general
guide. Room sizes should not be
relied upon for carpets and
furnishings. We have not
carried out a survey or tested
the services, appliances and
specific fittings. These
particulars do not form part of a
contract and must not be relied
upon as statement or
representation of fact.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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