



Paul Mason Associates

Teal Avenue, Mayland, Essex, CM3 6TU  
Offers in excess of £290,000

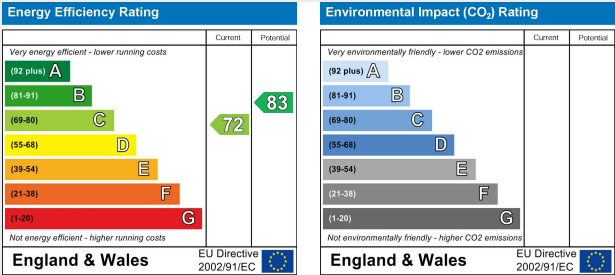


- Waterside Village Location
- Three Good Size Bedrooms
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Secluded Rear Garden
- Off-Road Parking
- Well Presented Throughout
- Modern First Floor Bathroom
- An Ideal First Property
- EPC - C

GUIDE PRICE £290,000....This well presented three bedroom house is located in the popular waterside village of Mayland, part of the Dengie Peninsular which is just off the coast of the River Blackwater providing 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, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

The accommodation commences an entrance hall with doors to the ground floor cloakroom, open plan kitchen/dining room and the lounge which benefits from a door opening to the rear garden. To the first floor there are three good size bedrooms and a modern three piece bathroom suite.

Externally the property boasts a secluded rear garden which is mostly laid to lawn with a paved patio seating area and a gate to the rear which provides access to the parking where there is space for two vehicles.



## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge

4.9m max x 3.4m + recess (16'0" max x 11'1" + recess)

Kitchen/Dining Room

4.9m x 2.7m (16'0" x 8'10")

### FIRST FLOOR

Landing

Bedroom One

4.1m max x 3.1m (13'5" max x 10'2")

Bedroom Two

4.2m x 2.6m (13'9" x 8'6")

Bedroom Three

2.9m x 2.2m (9'6" x 7'2")

Bathroom

2.1m x 1.9m (6'10" x 6'2" )

### EXTERIOR

Frontage

Rear Garden

Parking

## Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

## Viewings

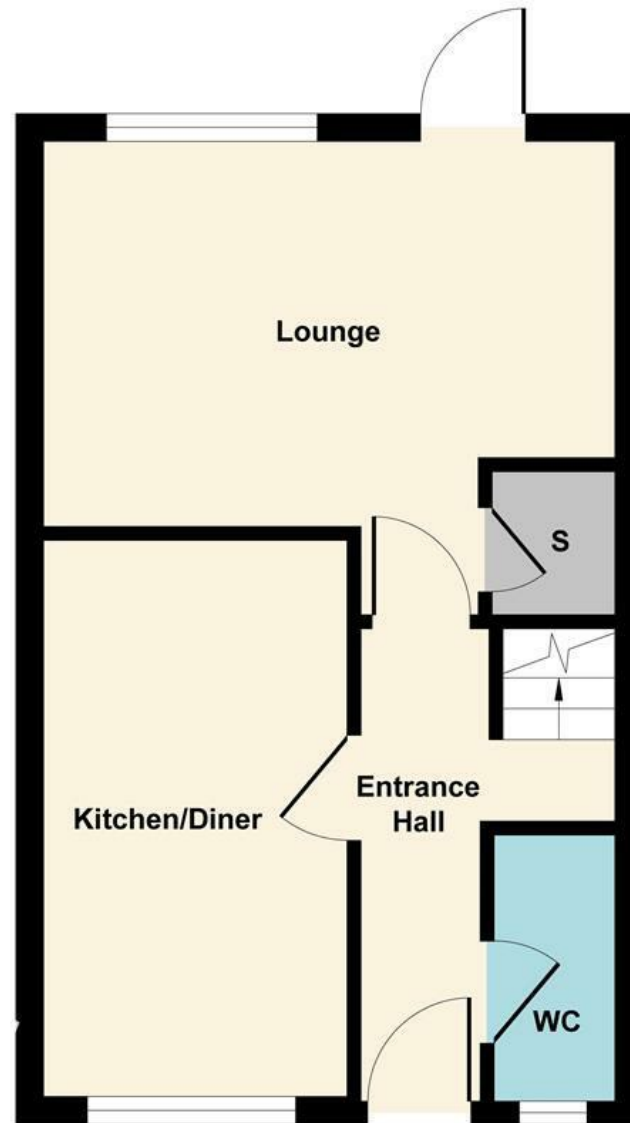
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

## Important Notices

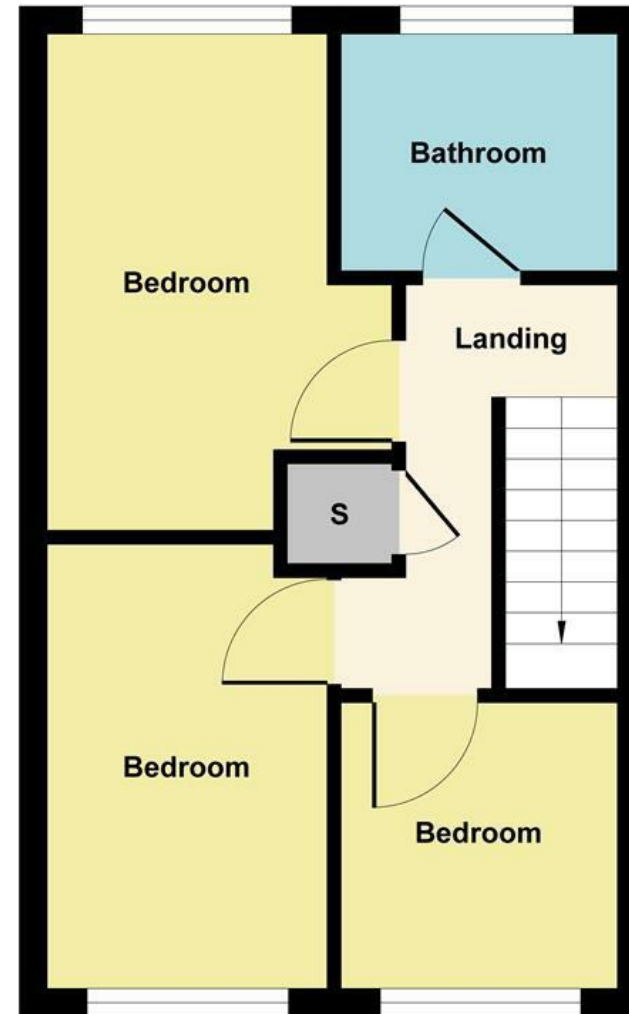
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings.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

Should you be successful in having an offer accepted on a property

through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

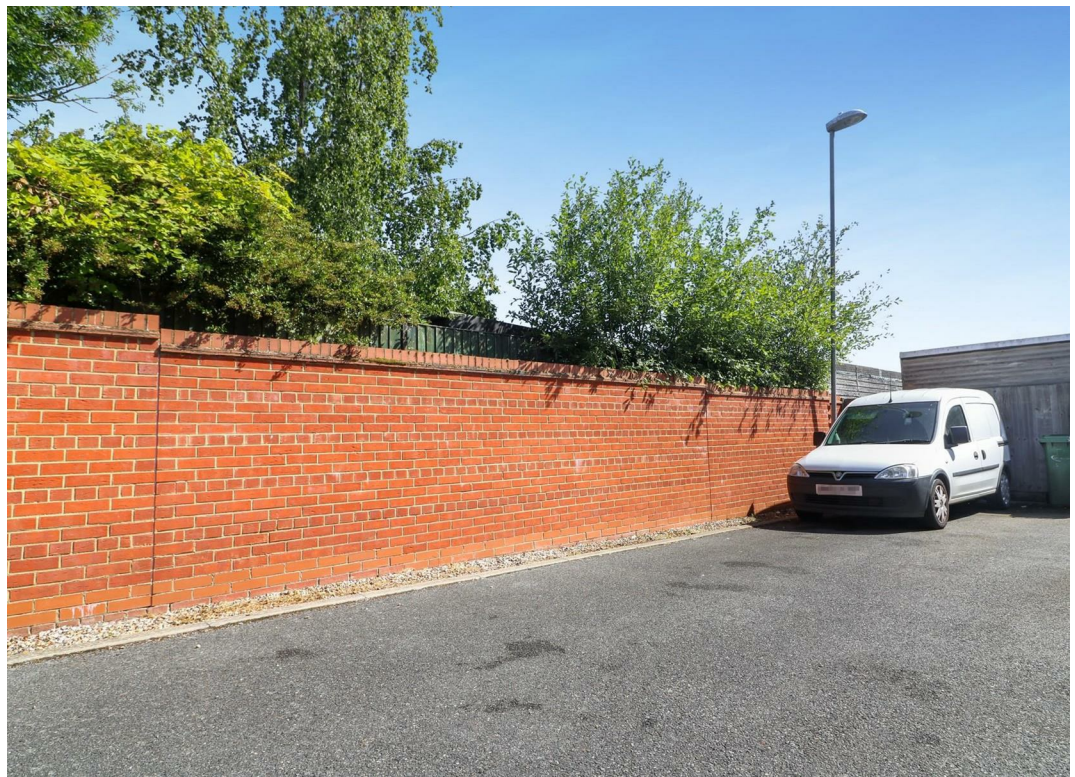


Ground Floor



First Floor





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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