

Paul Mason ^{Associates}



Stable Mews, Latchingdon, Essex, CM3 6NQ
Guide price £176,000

- Three Bedroom Detached House
- 9 Year Building Warranty
- 40% Shared Ownership
- En-Suite to Bedroom One
- Ground Floor Cloakroom and First Floor Bathroom
- Large Single Garage and Off Road Parking
- UPVC Double Glazing and Gas Central Heating
- Landscaped Garden with Large Patio
- Immaculate Throughout with High Spec Finish
- Quite Village Location

RE-AVAILABLE SHARED OWNERSHIP - The price advertised represents purchasing a 40% share of the home

This immaculately presented three bedroom detached house is located in the village of Latchingdon. The accommodation commences an entrance hall with doors to the spacious lounge, kitchen/dining room with units fitted to eye and base level with a range of cupboards and draws providing plenty of storage and work surface space. The ground floor also conveniently benefits from a cloakroom with a two piece suite. To the first floor there is a landing providing access to the three bedrooms with bedroom one boasting an en-suite shower room. This modern property is only one year old and so there is still 9 years warranty remaining. The house is fitted with UVCP double glazed windows throughout and is on mains gas central heating.

Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census. The village benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events. There are plenty of countryside footpaths providing scenic walks around the village. There are train stations located in the two nearby villages of Althorne and North Fambridge.

Full price
£440,000
40% share price
£176,000
monthly rent
£656.29
Monthly service charge
£98.09

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs		84	94	Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G			(1-20) G				
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room
6.30m x 3.51m (20'8" x 11'6")

Living Room
5.41m x 3.30m (17'9 x 10'10)

Cloakroom

FIRST FLOOR

Landing

Bedroom One
3.66m x 3.12m (12'0 x 10'3)

Bedroom Two
3.35m x 3.33m (11'0 x 10'11)

Bedroom Three
3.51m x 2.51m (11'6 x 8'3)

Family Bathroom

EXTERIOR

Garage

Parking

Rear Garden

Property Services

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating - Gas Central Heating
- Local Authority - Maldon District Council

Shared Ownership

- Full price
£440,000
- 40% share price
£176,000
- monthly rent
£656.29
- Monthly service charge
£98.09

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.



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