

Paul Mason Associates



The Plovers, St. Lawrence, CM0 7PE
Prices from £180,000

- For Sale by The Modern Method of Auction (Terms and conditions apply)
- Subject to Reserve Price - Buyers fees apply
- Two Bedroom Bungalow
- Lounge/Dining Room
- Conservatory
- Shower Room
- Generous Rear Garden
- Driveway
- Popular Riverside Village
- EPC - E

For Sale by The Modern Method of Auction - Terms and Conditions Apply - Starting Price £180,000.....Paul Mason Associates are delighted to offer for sale this charming detached bungalow, offered for sale through the Modern Method of Auction, which is operated by iamsold Limited.

No Onward Chain.....This well presented two bedroom detached bungalow is located in St Lawrence, a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation includes an entrance porch, lounge/dining room, re-fitted kitchen, two double bedrooms, conservatory with doors leading to the rear garden and a fitted shower room. Externally the property is set back from the road with a driveway providing off road parking for one vehicle and side access to the rear garden. To the rear of the property there is a generous garden with a large decked seating area. To appreciate fully the size and presentation of this property an internal viewing is recommended.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			39
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

Entrance Porch

1.8m x 1.4m (5'10" x 4'7")

Lounge

5.0m x 3.6m (16'4" x 11'9")

Kitchen

2.2m x 1.9m (7'2" x 6'2")

Bedroom

3.2m x 2.8m (10'5" x 9'2")

Conservatory

3.8m x 2.9m (12'5" x 9'6")

Bedroom Two

3.2m x 2.6m (10'5" x 8'6")

Family Bathroom

2.6m x 1.9m (8'6" x 6'2")

EXTERIOR

Rear Garden

Front Garden

Agents Note

Please note that the property is non-standard timber construction so anyone wishing to purchase the property will need to explore their financial options with any lender before proceeding.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Heating

Local Authority - Maldon District Council

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during

the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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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