



Church  
Hawes

[churchandhawes.com](http://churchandhawes.com)

Devonshire Road, Southminster , Essex CM0 7AW

Price £315,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned in the heart of the highly sought-after village of Southminster, and offered with no onward chain, this deceptively spacious semi-detached family home presents an excellent opportunity for buyers seeking a property with outstanding potential. Ideally located within walking distance of a range of everyday amenities, including local shops, doctors surgery, post office and railway station, with direct services into London Liverpool Street, the property combines convenience with future promise.

While requiring modernisation throughout, the home offers generous and versatile accommodation arranged over two floors. The ground floor welcomes you via an entrance hall leading to a cloakroom, a bright and spacious living room, separate dining room, and a conservatory overlooking the rear garden. A well-proportioned kitchen completes the ground floor layout.

Upstairs, the property benefits from three substantial double bedrooms and a contemporary-style shower room, offering excellent space for growing families or those working from home.

Externally, the property enjoys a low-maintenance rear garden designed for ease of upkeep, complemented by three useful storage sheds. To the front and side, there is extensive off-road parking, together with vehicular access to a garage, providing excellent practicality and convenience.

Offering superb scope to enhance and add value, this is a fantastic opportunity to create a stylish long-term home in a well-connected and desirable location. Early viewing is highly recommended. Energy Rating TBC.



## ACCOMMODATION COMPRISES:

### FIRST FLOOR:

#### LANDING:

Double glazed window to side, radiator, built in storage cupboard and airing cupboard housing hot water cylinder, doors to:

#### BEDROOM 1: 11'7 x 9'6 (3.53m x 2.90m)

Double glazed window to front, radiator, built in wardrobe.

#### BEDROOM 2: 11'6 x 9'1 (3.51m x 2.77m )

Double glazed window to rear, radiator, built in wardrobe.

#### BEDROOM 3: 9'1 x 8'6 (2.77m x 2.59m )

Double glazed window to front, radiator.

#### SHOWER ROOM: 7' x 5'10 (2.13m x 1.78m )

Obscure double glazed window to rear, radiator, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, close coupled wc and pedestal wash hand basin, tiled walls and floor.

### GROUND FLOOR:

#### ENTRANCE HALLWAY:

Obscure double glazed entrance door to side, staircase to first floor, radiator, doors to:

#### CLOAKROOM: 4'7 x 3'4 (1.40m x 1.02m )

Obscure double glazed window to side, radiator, 2 piece white suite comprising low level wc and wall mounted wash hand basin, tiled walls and floor.

#### LIVING ROOM: 15'6 x 13'9 >12'9 x 11'1 (4.72m x 4.19m >3.89m x 3.38m)

Double glazed window to front, radiator, gas fire with brick surround, doors to:

#### DINING ROOM: 9'10 x 8'9 (3.00m x 2.67m )

Double glazed sliding doors to conservatory, radiator, sliding door to:

#### KITCHEN: 9'10 x 9'8 (3.00m x 2.95m )

Double glazed window to rear, range of matching wall and base mounted storage units and drawers, roll edged

work surfaces with inset single bowl/single drainer sink unit, space for cooker, fridge, freezer and washing machine, built in under stairs storage cupboard, part tiled wall, tiled floor.

#### CONSERVATORY: 9'1 x 8'1 (2.77m x 2.46m )

Double glazed French style doors opening onto rear garden, double glazed windows to side and rear, radiator, tiled floor.

### EXTERIOR:

#### REAR GARDEN:

Low maintenance paved garden with beds to borders and 3 storage sheds, personal door into side of:

#### GARAGE:

Up and over door to front, personal door to side, power and light connected, accessed via:

#### FRONTAGE:

Driveway providing off road parking for up to 3 vehicles, remainder of frontage is block paved providing more parking, if required.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band C.

### AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in

order that there will be no delay in agreeing the sale  
**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

### SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

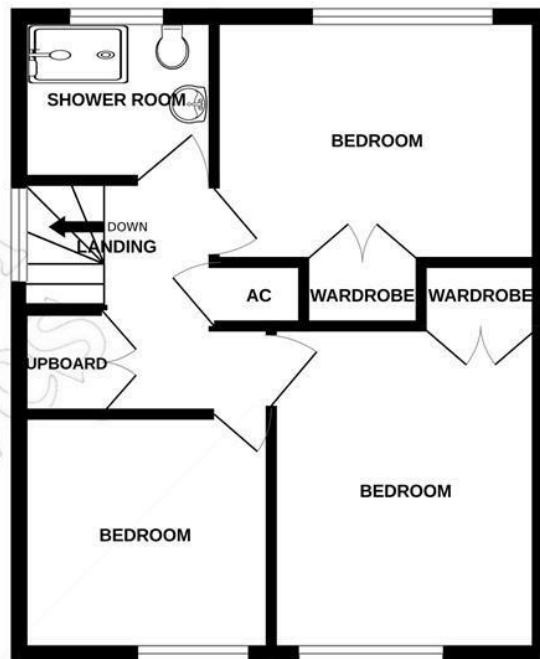




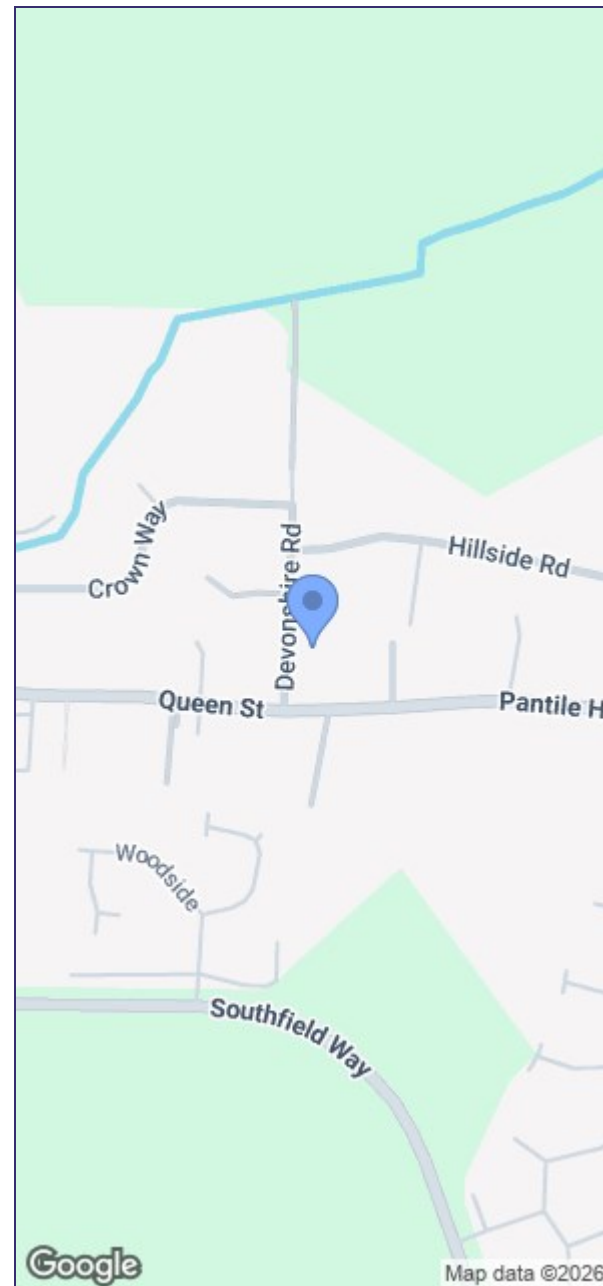
GROUND FLOOR



1ST FLOOR



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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