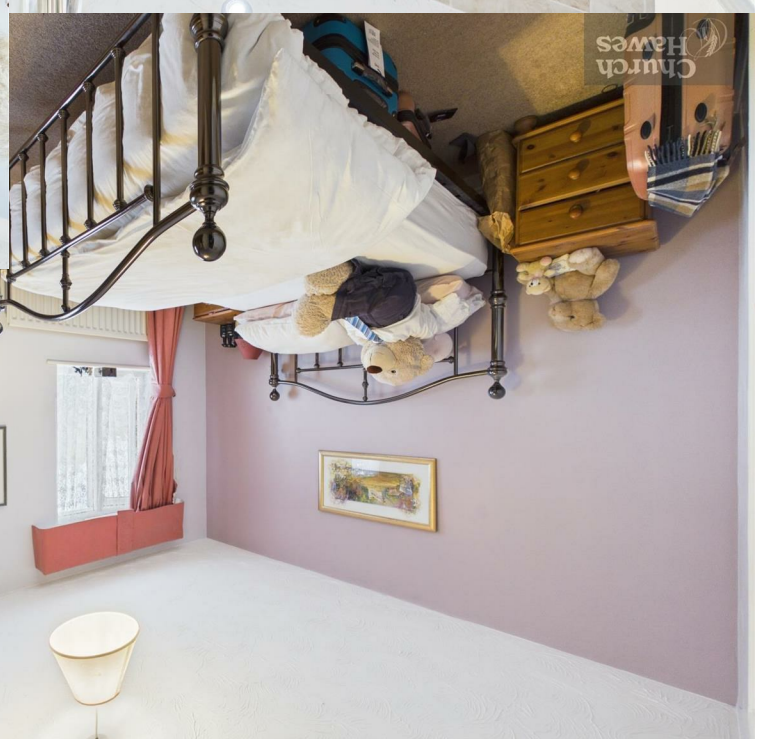

15 Tern Close, Mayland , CM3 6TW
£330,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Situated within the popular Waterside Village of Mayland is this three double bedroom semi-detached house, offering a practical and versatile layout ideal for modern family living.

The ground floor features a welcoming lounge/diner, providing a comfortable space for both relaxing and entertaining, along with a convenient cloakroom. Upstairs, the property offers three well-proportioned double bedrooms, including a principal bedroom benefiting from an en-suite, in addition to a family bathroom.

Externally, the property benefits from a rear garden, perfect for outdoor enjoyment, together with a garage and driveway providing off-road parking.

With its desirable village setting, generous bedroom accommodation and sought-after modern features, this property would make an excellent family home.

Entrance
Main entrance door, stairs to first floor, radiator.

Ground Floor WC
WC with wash basin, radiator and double glazed window.

Kitchen 11'9 x 5'6 (3.58m x 1.68m)
Range of wall and base units, work top surfaces, stainless steel sink with drainer, space for domestic appliances. Double glazed window, radiator.

Living Room 18' x 12'5 (5.49m x 3.78m)
Central fireplace with fire insert, storage cupboard, radiator, patio sliding door leading out to the garden.

First Floor
Loft access.

Bedroom One 12'4 x 9'9 (3.76m x 2.97m)
Twin double glazed windows, radiator. Door to;

En Suite
Shower cubicle with mains powered shower unit, low level wc, hand wash basin, heated towel radiator.

Bedroom Two 16'5 x 8'3 (5.00m x 2.51m)
Radiator, double glazed window.

Bedroom Three 12'5 x 8'4 (3.78m x 2.54m)
Radiator, double glazed window.

Bathroom
Bath with shower attachment, low level wc, wash basin, heated towel radiator.

Outside

Garden
Patio seating area with lawn, mixture of trees and plants.

Garage 18'5 x 8'3 (5.61m x 2.51m)
Wall mounted gas boiler, power and lighting connected, personal door to the rear, up and over door to the front.

Parking
Driveway parking for up to two cars

Property Information
Tenure: Freehold
Council Tax Band: D
EPC Rating: C

Mayland Information
Positioned on the picturesque Blackwater Estuary, Mayland is a highly sought-after waterside village offering an attractive blend of coastal charm, countryside surroundings, and everyday convenience. Renowned for its marina facilities, sailing opportunities, and scenic estuary walks, Mayland provides an idyllic setting for those seeking a relaxed semi-rural lifestyle within the Essex countryside.

The village benefits from a range of local amenities including shops, public houses, schooling, and community facilities, together with a strong and welcoming village atmosphere. Its popular waterfront areas, nature reserves, and nearby coastal routes make the area particularly appealing to families, retirees, and boating enthusiasts alike.

Conveniently positioned for access to Maldon, Southminster, and Burnham-on-Crouch, Mayland combines peaceful village living with practical connectivity to surrounding towns and transport links. Offering a unique balance of waterside living, open green spaces, and community spirit, Mayland continues to be regarded as one of the most desirable locations along the Essex coastline.

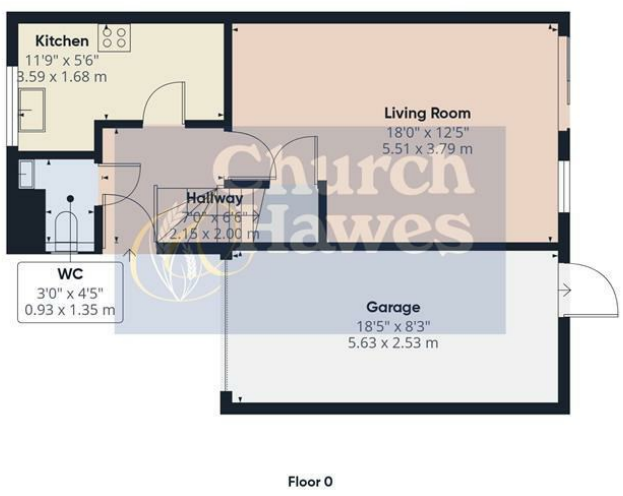
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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 (AML) and FINANCIAL SANCTION REGULATIONS:

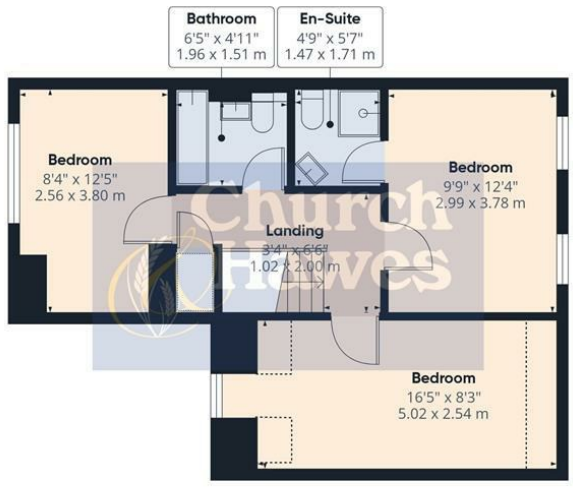
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.



Floor 0



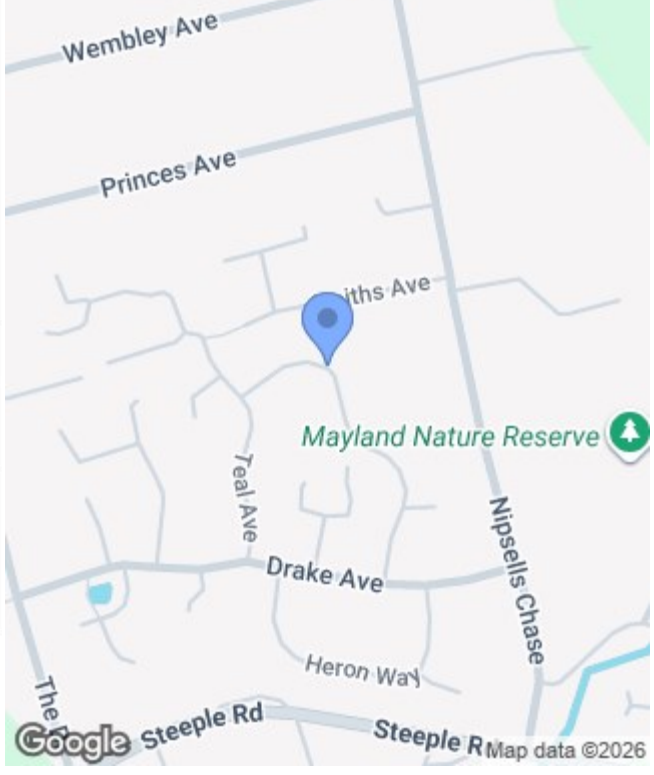
Floor 1

Approximate total area(1)
986 ft²
91.6 m²

Reduced headroom
22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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