



B⁺E BAKER ESTATES
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 PROPERTY ADVISORS AND ESTATE AGENTS

Staplers Heath, Great Totham, CM9 8PH

Guide price £375,000



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Some More Information

This three bedroom semi-detached property located in the centre of Great Totham offers family accommodation comprising entrance hall with stairs leading to the first floor and further storage cupboard, along with doors to the kitchen dining room and sitting room. The sitting room has windows to the rear and side elevations. Kitchen dining room with windows to both front and rear fitted with a range of eye and base level cupboards and drawers beneath laminate work surfaces. An opening at the rear leads to the rear lobby which provides access to the utility cupboard and ground floor cloakroom.

To the first floor there are three bedrooms, two of which are double sized bedrooms and have fitted wardrobe cupboard spaces whilst bedroom three is a good sized single room. The family bathroom completes the first floor accommodation which is fitted with a shower bath, low level W.C. and wash hand basin.

Externally

To the front of the property there is an area of grass enclosed by hedges to the front and side along with gated access leading to the large rear garden which is mainly laid to lawn. This property does not have allocated parking and is only available on street on a first come first served basis.

Location

Located just 0.4 miles from Great Totham Primary School with its "good" Ofsted rating, and 0.3 miles Great Totham Village Shop & Post Office, Great Totham also offers a Church, village hall and public houses. The nearby village of Wickham Bishops also offers a Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, along with Health Food shop, estate agents, nail salon and two hair salons.

Located just 2.5 miles from the property is Benton Hall, Golf, Health, and Country Club, which offers not only an 18-hole championship golf course as well as the "Bishops" par 3, 9-hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The historic quayside town of Maldon, is located approximately

4.0 miles away, provides a mixture of shops from independent, regional, and national retailers, schools, restaurants, and social amenities. The nearest railway station can be found 4 miles away at Witham with its fast and frequent service to London Liverpool Street Station.

Agents Note

Please note we are aware that the single storey rear extension which covers the rear lobby, utility cupboard, cloakroom and shed has a corrugated asbestos sheet roofing and ridge capping. Buyers should be aware of its presence and seek their own advice on managing asbestos or arranging its safe removal.

Entrance Hall

9'5" x 7'11" (2.87m x 2.41m)

Sitting Room

13'0" x 9'3" (3.96m x 2.82m)

Kitchen Dining Room

21'4" x 11'8" (6.50m x 3.56m)

Rear Lobby

6'6" x 3'2" (1.98m x 0.97m)

Ground Cloakroom

3'11" x 2'7" (1.19m x 0.79m)

Utility Cupboard

3'11" x 3'2" (1.19m x 0.97m)

Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

Bedroom Two

13'7" x 8'2" (4.14m x 2.49m)

Bedroom Three

9'5" x 9'6" (2.87m x 2.90m)

Bathroom

8'1" x 4'10" (2.46m x 1.47m)

Services

Mains Water
Mains Drainage
Main Electric
Electric storage heating to some rooms.

Council Tax Band - C

Local Authority - Maldon District Council

Tenure - Freehold

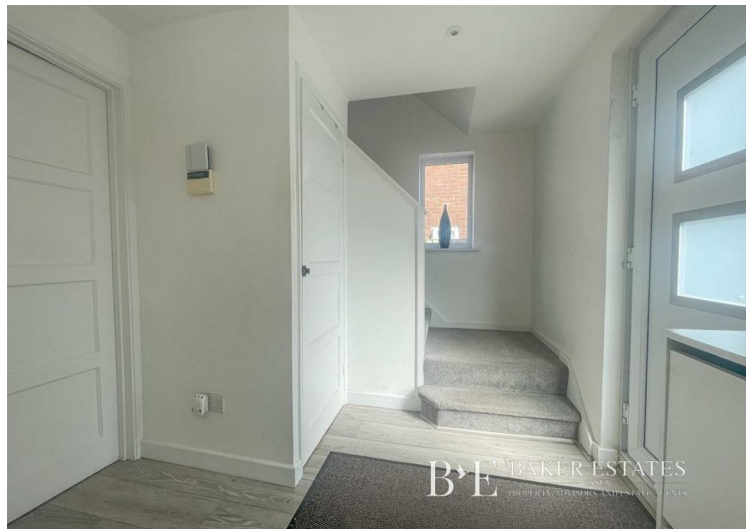
EPC Rating - F

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - Aug 2025.

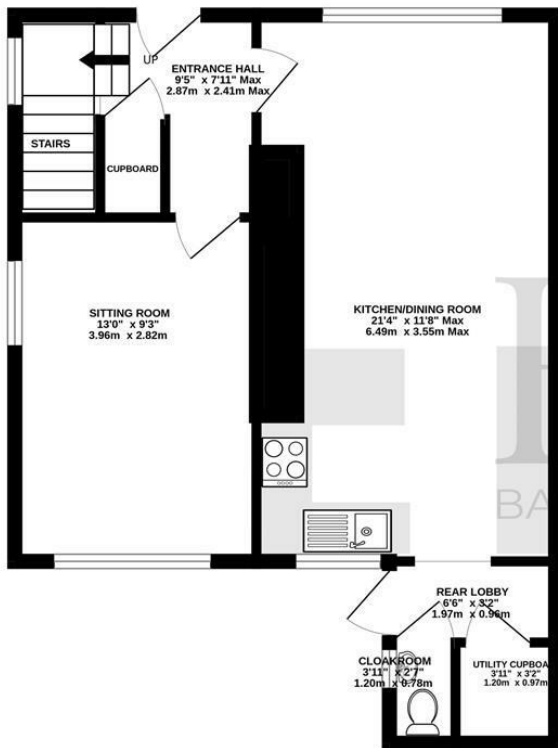
Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - Aug 2025.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Very Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

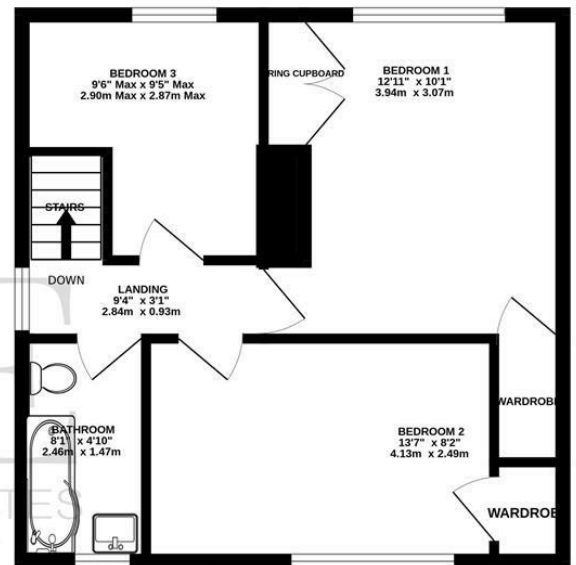
Flood Risk - Data Taken from Gov.UK Flood Map - Aug 2025.



GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

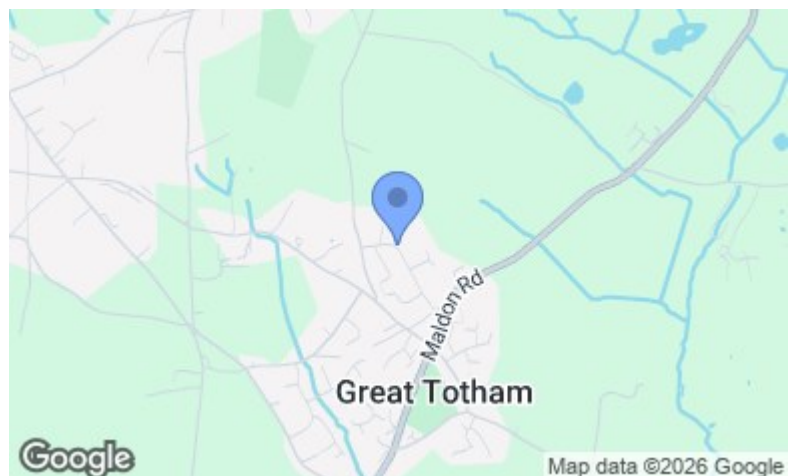


TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.

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

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.