

Paul Mason Associates



Pump Mead Close, Southminster, CM0 7AE

Guide price £350,000

- Three Bedroom Semi-Detached House
- Beautifully Presented Rear Garden
- Lounge
- Dining Room
- Fitted Kitchen
- Modern Bathroom and Cloakroom Suites
- Utility Room
- Three Well Proportioned Bedrooms
- Village Location, Close Proximity to Local Amenities
- EPC - C

Guide Price £350,000 - £365,000.....No onward chain

Set back from the road in the well-served village of Southminster, Essex, this three-bedroom semi-detached home offers well-presented accommodation, a generous rear garden and a practical layout ideal for family living. The property also boasts 16 solar panels to the rear of the property.

The ground floor comprises a bright lounge with sliding doors opening directly onto the garden, a separate dining room, fitted kitchen, cloakroom/WC and a useful utility room. The living space enjoys a comfortable, welcoming feel, while the kitchen and utility areas provide excellent day-to-day functionality.

To the first floor, there are three bedrooms and a modern family bathroom. The home is complemented by a beautifully landscaped, generously sized and well-maintained rear garden, featuring a patio seating area, lawn and established planting, creating an attractive space for outdoor dining, entertaining and relaxing.

Externally, the property is set back from the road, giving a pleasant approach and added privacy. The rear garden is a standout feature, offering an impressive sense of space and a well-kept finish.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	87		
	73		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



## Location

Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London.

The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families.

The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3.7m x 1.9m (12'1" x 6'2")

#### Lounge

4.8m x 3.2m (15'8" x 10'5")

#### Dining Room

3.2m x 3.1m (10'5" x 10'2")

#### Kitchen

3.5m x 1.9m (11'5" x 6'2")

#### Inner Hallway

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

#### Cloakroom/WC

1.6m x 1.4m (5'2" x 4'7")

#### Utility Room

3.5m x 2.6m (11'5" x 8'6")

### FIRST FLOOR

#### Landing

2.8m x 2.0m (9'2" x 6'6")

#### Bedroom One

4.5m x 3.3m (14'9" x 10'9")

#### Bedroom Two

3.3m x 3.3m (10'9" x 10'9")

#### Bedroom Three

3.5m x 2.0m (11'5" x 6'6")

#### Family Bathroom

1.8m x 1.8m (5'10" x 5'10")

### EXTERIOR

#### Rear Garden

#### Frontage

#### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District

Council

#### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

