

Paul Mason Associates



Steeple Road, Mayland, Chelmsford, Essex, CM3 6BB  
£1,250 Per month

- Spacious First Floor Maisonette
- Brand New Kitchen
- Brand New Shower Room
- Kitchen/Dining Room
- Open Plan Living
- One Double Bedroom
- Off Road Parking
- Village Location
- Utility Bills Included
- EPC - TBC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

This spacious, first floor, converted annex/maisonette is now available to rent with utility bills included. The property boasts a brand new kitchen within the kitchen/dining area which includes units fitted to eye and base level with plenty of work surface space and an integrated oven and hob. The kitchen/diner opens up into the lounge area which is bright and spacious with large windows to the front. The double bedroom and brand new shower room are accessible from the lounge area, with the shower room comprising a large walk in shower cubicle, low level WC and wash hand basin. Externally, the property is set back from the road with a large shared driveway to the front providing plenty of off-road parking.

Located in the waterside village of Mayland, the village is part of the Dengie Peninsular which is just off the coast of the River Blackwater providing views over Osea Island and Heybridge Basin. The village also has an idyllic nature reserve which is home to lots of wildlife. The village boasts many amenities including a large recreational ground with football pitches, tennis courts, and play equipment for children. There are two public houses/restaurants, two sailing clubs, doctors and a primary school. There are shops including a bakery, post office, fish and chip shop and beauty salon to name a few.

# Awaiting

# Floorplan

## ACCOMMODATION

### GROUND FLOOR

Entrance hall with stairs to first floor.

### FIRST FLOOR

#### Kitchen/Dining Area

4.4m x 4.1m (14'5" x 13'5")

#### Lounge Area

5.5m > 4.1m x 5.5m (18'0" > 13'5" x 18'0")

#### Shower Room

1.9m x 1.2m (6'2" x 3'11")

#### Bedroom

4.3m x 4.1m (14'1" x 13'5")

## EXTERIOR

### Driveway Parking

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

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](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





**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

