



Bulphan Village Guide Price £600,000



ENTRANCE HALL 11' 7" x 8' 0" (3.53m x 2.44m)

Approached via door to rear. Double glazed Georgian windows to rear and side. Coved ceiling. Laminated wood flooring. Power points. Open to:

KITCHEN/DINING ROOM 20' 4" x 13' 1" (6.19m x 3.98m)

Double glazed Georgian bay window to front. Two radiators. Coved ceiling. Laminated wood flooring. Power points. Range of base level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in five ring gas hob and double oven. Feature stock brick fireplace with log burner. Stairs to first floor.

UTILITY ROOM 12' 1" x 4' 2" (3.68m x 1.27m)

Double glazed Georgian window to side. Tiled flooring. Power points. Recess and plumbing for automatic washing machine. Fitted shelving.

LOUNGE 19' 6" x 18' 2" (5.94m x 5.53m)

Double glazed Georgian bay window to front. Double glazed Georgian window to side. Radiator. Beamed ceiling. Fitted carpet. Power points. Feature open fireplace with brick hearth. Exposed brickwork. Second staircase to first floor. Open to.

DINING AREA 11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed Georgian window to side. Radiator. Coved ceiling. Papered ceiling. Power points. Decorated with dado rail. Double glazed Georgian French doors to garden.

STUDY 17' 9" x 9' 5" (5.41m x 2.87m)

Double glazed Georgian windows to rear. Half vaulted ceiling with Velux windows. Laminated wood flooring. Power points. Brick hearth with fitted Log Burner.



BATHROOM

Radiator. Inset lighting to ceiling. Tiled flooring. Three piece suite comprising of panelled bath with tiled surround. Pedestal wash hand basin. Low flush WC. Tiling to walls.

FIRST LANDING

Double glazed Georgian window to side. Radiator. Fitted carpet. Access to loft.

BEDROOM ONE 17' 7" x 12' 1" (5.36m x 3.68m)

Double glazed Georgian windows to front and side. Radiator. Papered ceiling. Fitted carpet. Power points. Feature fireplace with tiled insert. Fitted wardrobes and dressing table.

BEDROOM TWO 13' 9" x 7' 4" (4.19m x 2.23m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points. Open to:

BEDROOM THREE 14' 11" x 7' 3" (4.54m x 2.21m)

Double glazed Georgian window to rear. Radiator. Fitted carpet. Power points.

BEDROOM FOUR 12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed Georgian window to front. Radiator. Fitted carpet. Power points. Feature cast iron fireplace.



SHOWER ROOM

Double glazed Georgian window to side. Radiator. Fitted carpet. White suite comprising of corner shower cubicle. Low flush WC. Pedestal wash hand basin with tiled splashback.

SECOND LANDING

Double glazed Georgian window to side. Radiator. Fitted carpet. Stairs to lounge.

GROUNDS

We understand the grounds are approximately 0.5 acres (STLS) with garden areas to both sides and rear being mainly laid to lawn with paved surround. Variety of trees and shrubs. Gated entrance and path. Electrically operated double gates leading to stone driveway providing parking for numerous vehicles and leading to garage.

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LARGE GARAGE/WORKSHOP

Up and over door.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.
6. As per the estate Agent Act we must notify all interested parties that a member of staff is related to the owners of this property.
7. We have been informed by the vendors that planning permission was applied for in 2017 and 2018 but was withdrawn.



Martins Farm House, 93 Church Lane, Bulphan, Essex, RM14 3TR



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy Performance Certificate



Martins Farm House, Church Lane, Bulphan, UPMINSTER, RM14 3TS

Dwelling type: Detached house **Reference number:** 0142-2891-7696-9693-6015
Date of assessment: 19 January 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 24 January 2017 **Total floor area:** 174 m²

Use this document to:

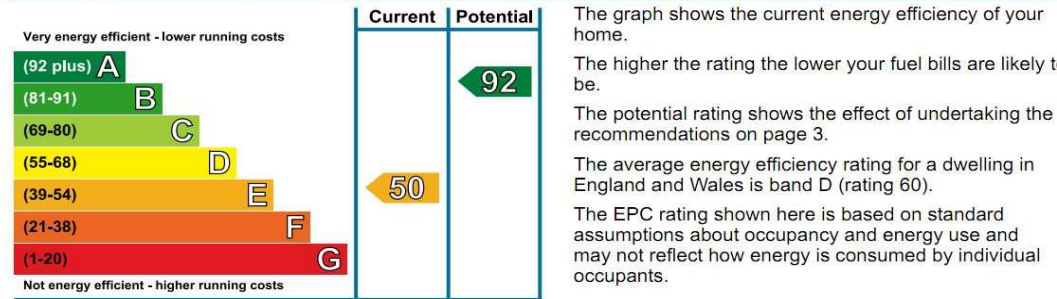
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,033
Over 3 years you could save	£ 2,826

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 294 over 3 years	
Heating	£ 5,187 over 3 years	£ 2,571 over 3 years	
Hot Water	£ 381 over 3 years	£ 342 over 3 years	
Totals	£ 6,033	£ 3,207	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 138
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,800
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 273

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.