

oakheart



£1,350 Per Month

Per Month

Melrose Road, West Mersea,
Colchester



INITIAL 6 MONTH TENANCY

A spacious and well-presented detached bungalow which is situated in the very heart of the popular coastal village of West Mersea. With a host of shops, restaurants and local attractions nearby, the property really is in a prime position.

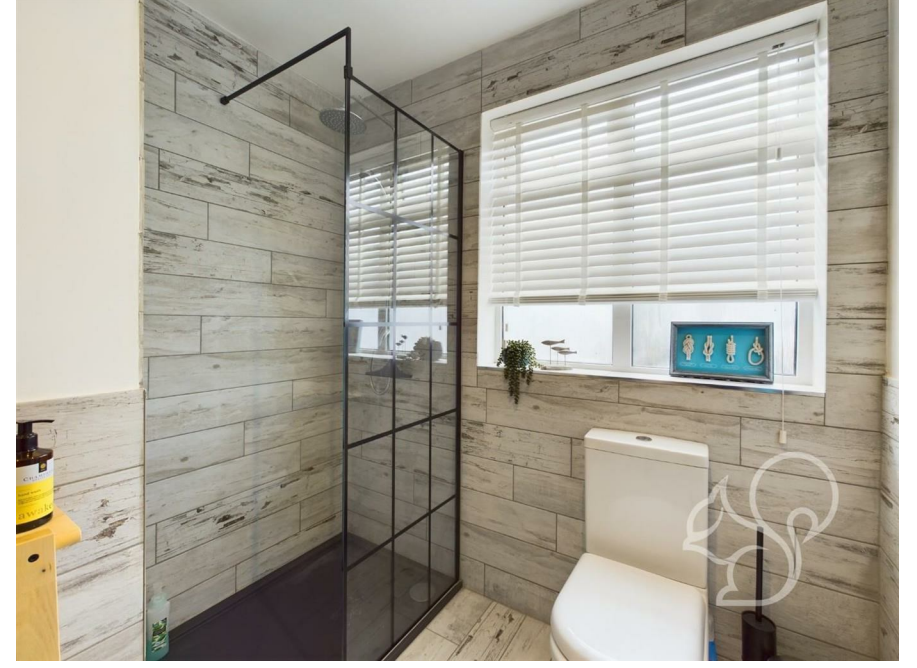
The accommodation comprises of a large lounge with steps down to the dining area with direct access out to the rear garden. The modern fitted kitchen is of good size and features some integrated appliances. Both bedrooms are of double size and also benefit from fitted wardrobes. Finally, there is a modern shower room with walk in shower, wash basin and toilet. In addition there is also a WC off of the hallway.

Externally there is large laid to lawn rear garden with patio area and some storage available. There is also off-road parking on the driveway.

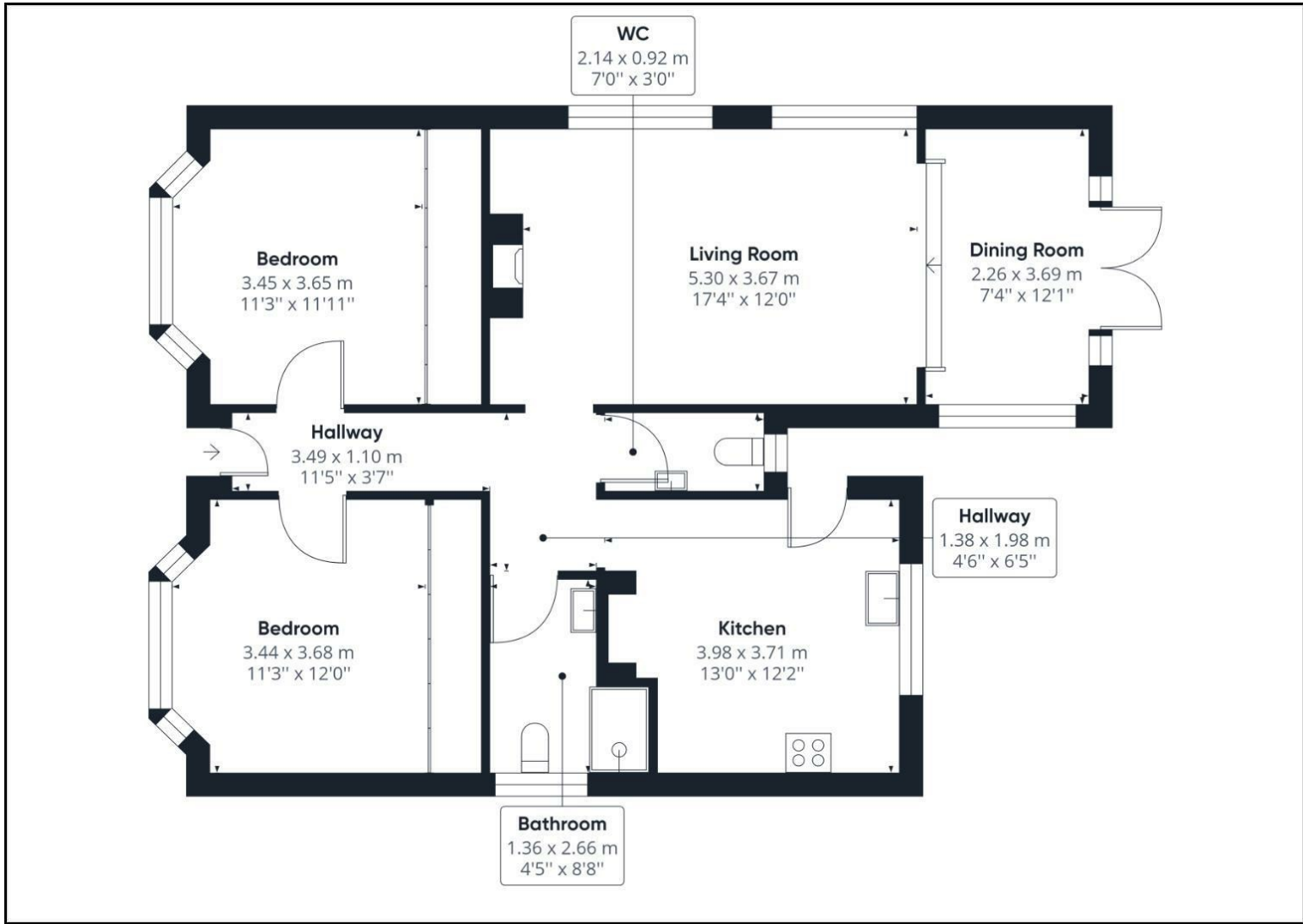
The property is offered unfurnished and is available for occupation at the end of September. Call the Oakheart lettings team for further information.











Local Authority:


£2011

Tenure:

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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