



GAME ESTATES

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6 New Captains Road
West Mersea
Essex
CO5 8QP

£480,000



Four bedroom detached character property

Anchorage location

Modern kitchen & utility room

Lounge, snug & conservatory

Open fireplaces & gas central heating

Ground floor shower room & first floor bathroom

Garage & driveway

129' rear garden

Game Estates are delighted to offer this four bedroom detached character property located in the popular Anchorage area of West Mersea. Short walk to the high street. Lounge, snug, modern kitchen, utility room, conservatory, ground floor shower room, open fireplaces, 129' rear garden, garage & off road parking, no onward chain. Planning permission granted in July 2022 to demolish rear single and 2-storey additions with the erection of a 2-storey extension to the rear of the original dwelling. Ref no.213523

Entrance Porch:

Brick arch, tiled floor.

Entrance Hall:

Part obscure glazed entrance door, stairs to first floor with timber balustrade, wooden floor, covered radiator, fuse box, under stair larder cupboard with window to side aspect.

Lounge: 12' 2" x 11' 2" (3.71m x 3.4m)

Bay window to front aspect, radiator.

Snug: 10' 11" x 11' 1" (3.32m x 3.38m)

Windows to rear and side aspects, wooden floor, open fireplace, radiator.

Kitchen: 11' 1" x 10' 0" (3.38m x 3.06m)

Modern kitchen with comprehensive range of units comprising roll top work surface with inset stainless steel sink unit with mixer tap, drawers and cupboards under, integral dishwasher, fridge, freezer, dishwasher, wine fridge, microwave, single oven, inset hon with extractor, gas boiler, eye level cabinets, wooden floor, window to side aspect, slim line radiator, opening to conservatory.

Conservatory: 14' 5" x 8' 3" (4.39m x 2.51m)

Glazed construction, double opening casement doors to rear garden, wooden floor, radiator.

Utility room: 7' 8" x 6' 2" (2.34m x 1.88m)

Roll top work surface with spaces for washing machine, tumble dryer and fridge, eye level cabinet, window to rear aspect, wooden floor, radiator, door to shower room.

Shower Room: 7' 4" x 5' 7" (2.23m x 1.70m)

White suite comprising enclosed shower, close coupled w.c, pedestal wash basin, fully tiled, extractor, obscure window to side aspect, wall mounted heated towel rail.

First Floor Landing:

Timber balustrade, window to side aspect, loft access (unchecked), radiator.

Bedroom 1: 10' 11" x 11' 1" (3.32m x 3.38m)

Window to side aspect, Victorianna fireplace, radiator.

Bedroom 2: 11' 1" x 8' 7" (3.38m x 2.61m)

Window to front aspect, radiator.

Lobby: 5' 2" x 4' 0" (1.57m x 1.22m)

Off landing leading to two bedrooms.

Bedroom 3: 7' 8" x 6' 11" extending to 11' 1" (2.34m x 2.11m)

Window to front aspect, radiator.

Bedroom 4: 9' 7" x 6' 0" (2.92m x 1.83m)

Window to side aspect.

Family Bathroom: 9' 7" x 5' 1" (2.92m x 1.55m)

White suite comprising panel bath, pedestal wash basin, immersion cupboard, radiator, window to side aspect.

Garage: 16' 10" x 9' 4" (5.13m x 2.84m)

Double opening wooden doors, two windows to side aspect, part glazed door to rear aspect.

Rear Garden: 129' 0" x 35' 0" (39.29m x 10.66m)

Laid to lawn, decking, mature trees and shrubs, water tap, timber shed, gate to front aspect,

Front Garden:

Gravel driveway, concrete hard standing to garage.

Council Tax band: C



This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Performance Certificate



6, New Captains Road, West Mersea, COLCHESTER, CO5 8QP

Dwelling type: Detached house
Date of assessment: 17 June 2020
Date of certificate: 25 June 2020

Reference number: 8403-0033-1422-6697-2603
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

Use this document to:

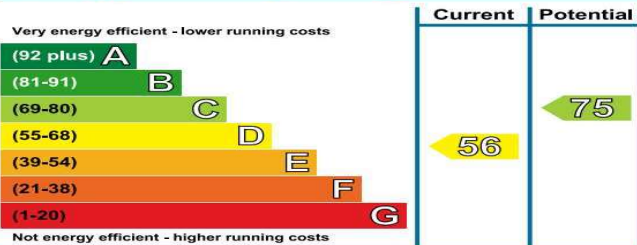
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,738
Over 3 years you could save	£ 918

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 237 over 3 years	
Heating	£ 3,018 over 3 years	£ 2,334 over 3 years	
Hot Water	£ 411 over 3 years	£ 249 over 3 years	
Totals	£ 3,738	£ 2,820	

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



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 507
2 Floor insulation (suspended floor)	£800 - £1,200	£ 195
3 Low energy lighting for all fixed outlets	£20	£ 66

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.

