



GAME ESTATES

PROPERTY SALES & LETTINGS

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13 The Coverts

West Mersea

Essex

CO5 8AW

£650,000



Three double bedroom detached bungalow

Lounge with fireplace

Under floor heating throughout

Built 2015

Beautifully presented

Extra length and width garage

Kitchen/dining room & utility

En-suite shower room

13 The Coverts, offers a blend of comfort and style, which we strongly recommend, early viewings to fully appreciate this Detached Bungalow and not to miss out on owning a beautiful property Situated in a popular and quiet cul-de-sac, that is just a short distance from the seafront. This property has huge curb appeal with its white picket fence and block paved drive leading to the front of the house and the Extra-long single Garage. Inside the property it is presented to a high standard and offers a light, bright living spaces throughout, with all rooms benefiting from underfloor heating. A kitchen is always the beating heart of any family home and this crisp bright kitchen/diner is perfect for family meals, with the patio doors leading to the garden, bringing the outside, into the property. There are Three double bedrooms, with Master Bedroom having the addition of its own spacious Ensuite.

With two sets of patio doors leading to the rear garden, its clear to see this home was built for relaxing and enjoying the garden, with its mix of patio, block paved pathways, nicely presented lawn and mature shrubs, this garden has everything you need to enjoy those warm days. The garden also benefits from a summer house and sun blind.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- **Entrance Hall: 12' 1" x 6' 4" (3.68m x 1.93m)**
Covered porch, Part obscure glazed entrance door with side panels, cloaks cupboard, `L shape`, loft access with ladder, fully boarded, under floor heating.
- **Lounge: 19' 5" x 12' 10" (5.92m x 3.91m)**
Fireplace housing gas fire, patio doors to rear garden, window to rear aspect, under floor heating.
- **Kitchen/Diner: 22' 0" x 9' 7" (6.71m x 2.92m)**
Comprehensive range of units comprising work surfaces with inset sink with mixer tap, drawers and cupboards under, integral dishwasher and fridge, fitted double oven, inset hob, extractor over, eye level cabinets, window to side aspect, dining room with patio doors to rear garden, tiled floor, under floor heating.
- **Utility Room: 11' 11" x 5' 4" (3.63m x 1.63m)**
Work surface with spaces for washing machine, fridge, freezer and tumble dryer, window to side aspect, under floor heating, tiled floor, gas boiler, immersion cupboard, heating controls. Part glazed door to side aspect.
- **Bedroom 1: 12' 11" x 12' 11" (3.94m x 3.94m)**
Fitted four door Straken wardobes and drawers, window to front aspect,
- **En-suite: 8' 6" x 6' 3" (2.59m x 1.91m)**
White suite comprising walk in shower, close coupled w.c, wash basin on vanity with mixer tap, wall mounted heated towel rail, under floor heating, part tiled to walls, obscure window to side aspect.
- **Bedroom 2: 12' 10" x 9' 7" (3.91m x 2.92m)**
Window to front aspect, under floor heating.
- **Bedroom 3: 9' 7" x 7' 11" (2.92m x 2.41m)**
Currently used as an office with Neville Johnson furniture, fitted wardrobe, window to front aspect.
- **Family Bathroom: 8' 7" x 6' 0" (2.62m x 1.83m)**
White suite comprising bath with mixer tap shower attachment, wash basin on vanity unit with mixer tap, close coupled w.c, wall mounted heated towel rail, tiled floor, under floor heating, obscure window to side aspect.
- **Garage: 23' 7" x 9' 10" (7.19m x 3.00m)**
Electric door, part glazed door to side aspect, window to rear aspect.
- **Rear Garden: 68' 0" x 22' 3" (20.73m x 6.78m)**
Laid to lawn, electric sun blind, panel fencing to boundaries, summer house, mature trees and shrubs, patio areas, gate to front aspect.
- **Front Garden**
Low level hedging and picket fence to boundaries, mature shrubs, lawn, paved driveway
- **Council Tax Band: E**

Energy performance certificate (EPC)

13 The Coverts
West Mersea
COLCHESTER
CO5 8AW

Energy rating

B

Valid until: 5 May 2025

Certificate number: 0268-8019-7385-3555-7944

Property type: Detached bungalow

Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

