



GAME ESTATES

PROPERTY SALES & LETTINGS

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14 Brambledown

West Mersea

Essex

CO5 8RY

£450,000



- Three Bedrooms
- Driveway
- Garage
- Popular Cul-de-sac location
- Detached
- Gas Central Heating
- En-Suite Shower room
- Chain Free

Game Estates are bringing to the market this Three Bedroom detached home nestled in the picturesque surroundings of West Mersea. A delightful property waiting to become your next home.

Discover the perfect blend of comfort and coastal living in this spacious residence. With three bedrooms, including a master bedroom with an ensuite shower room, a large dual aspect lounge perfect for gathering with family and friends, a cozy living room, and a well-appointed kitchen, there's ample space for relaxation and entertainment.

Modern conveniences such as Gas central heating, double glazing, and updated appliances ensure comfort and efficiency year-round. Step outside to find a charming private garden, ideal for alfresco dining or simply enjoying the serenity of the outdoors.

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: 16' 4" x 8' 11" (4.98m x 2.72m)**

Entrance door, radiator, window to the front, stairs to first floor, doors to:

- **Cloakroom: 5' 0" x 3' 0" (1.52m x 0.91m)**

Closed coupled WC, Wall mounted wash basin, obscure window to the side.

- **Lounge: 22' 2" x 10' 4" (6.76m x 3.15m)**

Patio doors to rear garden, two radiators, open fire place with marble hearth, bay window to front aspect, doors to kitchen and entrance hall.

- **Kitchen: 9' 11" x 9' 0" (3.02m x 2.74m)**

Roll top work surface with inset stainless steel sink with mixer tap, drawers and cupboards under, double oven, gas hob, extractor, washing machine, fridge freezer, gas boiler, part glazed door to the side, window to rear garden, door to the hall

- **Landing: 11' 10" x 6' 11" (3.61m x 2.11m)**

Airing cupboard housing immersion tank , loft access(unchecked)

- **Bedroom 1: 10' 9" x 9' 11" (3.28m x 3.02m)**

Window to the rear, radiator, recessed wardrobe, door to en-suite.

- **En-Suite: 7' 10" x 2' 9" (2.39m x 0.84m)**

White suite comprising close coupled WC, Wall mounted wash basin, enclosed shower, radiator, obscure window to the side.

- **Bedroom 2: 7' 11" x 11' 3" (2.41m x 3.43m)**

Window to the front, radiator, recessed double wardrobe

- **Bedroom 3: 9' 9" x 7' 9" (2.97m x 2.36m)**

Window to the rear, radiator

- **Family Bathroom: 7' 5" x 6' 2" (2.26m x 1.88m)**

White suite comprising panel bath with mixer tap shower attachment, close coupled WC, Pedestal wash basin, radiator, obscure window to the front.

- **Rear Garden**

Laid to lawn, patio area, mature trees and shrubs, gate to front aspect.

- **Garage: 16' 9" x 8' 2" (5.11m x 2.49m)**

Up and over door, power and light connected, loft storage.

- **Council Tax band: D**

£1943.35 per year

14, Brambledown, West Mersea, COLCHESTER, CO5 8RY

Dwelling type: Detached house
 Date of assessment: 17 April 2019
 Date of certificate: 18 April 2019

Reference number: 8461-7724-2300-6673-6996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 88 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

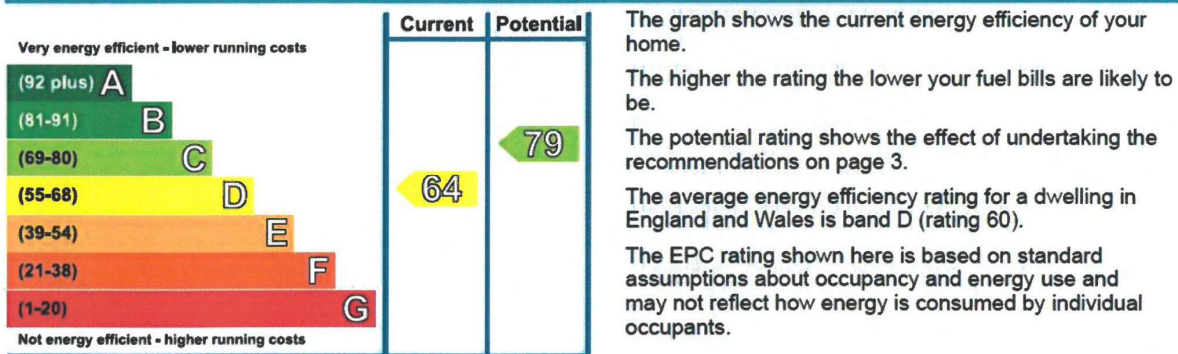
Estimated energy costs of dwelling for 3 years:	£ 2,547
Over 3 years you could save	£ 393

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 189 over 3 years	
Heating	£ 1,869 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 393 over 3 years	£ 234 over 3 years	
Totals	£ 2,547	£ 2,154	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 168
2 Low energy lighting for all fixed outlets	£30	£ 81
3 Solar water heating	£4,000 - £6,000	£ 141

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.

