



GAME ESTATES

PROPERTY SALES & LETTINGS

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8a High Street

West Mersea

Essex

CO5 8QD

£440,000



Introducing a Coastal Gem: Your Quaint Thatched Cottage Awaits

Game Estates is thrilled to bring to market this charming thatched cottage, located just a stone's throw from the picturesque beachfront of West Mersea. Steeped in history and nestled in the heart of the community, this cottage has been enjoyed by the same owner for decades, captivating the hearts of locals with its unique and eclectic design.

Tucked away down a private lane, this cottage offers peace and seclusion, yet it is just moments away from the vibrant beachfront of West Mersea. While this home retains its charm, it is in need of modernizing, presenting a unique opportunity for you to put your stamp on this coastal gem. Featuring two bedrooms and a spacious living room and a country-style pine kitchen, this property offers a blank canvas for YOU to transform into your very own seaside retreat. Select rooms even boast the luxury of air conditioning, ensuring comfort all year round. Step inside the conservatory, where natural light floods the space, creating a serene spot to enjoy your morning coffee or curl up with a good book.

Step outside to discover the overlooked rear garden, complete with side access and access to the garage. Here, you can bask in the calmness of your own peaceful oasis, just moments away from the soothing sounds of the sea. Picture yourself enjoying lazy afternoons in the sunshine, sipping on a glass of wine as you breathe in the fresh sea air.

Don't miss out on the opportunity to make this charming cottage your own slice of coastal paradise. Contact us today to arrange a viewing and embark on a journey to seaside bliss! EPC Rating: D

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: 18' 7" x 7' 7" (5.66m x 2.31m)**
Part obscured entrance door and window to front, storage cupboard, tiled floor, loft access, (unchecked), part recessed cupboard, door to rear garden, air conditioning unit.
- **Cloakroom: 4' 9" x 2' 8" (1.45m x 0.81m)**
WC, Wall mounted wash basin, obscure window to the side. (needs replacing)
- **Lounge: 12' 9" x 14' 2" (3.89m x 4.32m)**
Double opening casement doors to sun room, fireplace, double opening casement doors to dining room, window to side aspect.
- **Sun Room: 13' 9" x 6' 3" (4.19m x 1.91m)**
Of brick and glazed construction, double opening casement doors to rear garden.
- **Dining Room: 9' 7" x 14' 11" (2.92m x 4.55m)**
Air conditioning, door to kitchen, radiator.
- **Study: 8' 8" x 5' 5" (2.64m x 1.65m)**
Window to side aspect, radiator.
- **Kitchen: 15' 9" x 9' 8" (4.80m x 2.95m)**
Country style (needs replacing), arch to utility
- **Utility Room: 16' 4" x 5' 4" (4.98m x 1.63m)**
Door and window to rear garden, dishwasher, washing machine, tumble dryer, double airing cupboard, boiler.
- **Bedroom 1: 12' 9" x 10' 3" (3.89m x 3.12m)**
Four door Fitted wardrobe, window to front and rear aspects, radiator, air conditioning.
- **Bedroom 2: 8' 8" x 7' 5" (2.64m x 2.26m)**
Window to side aspect, radiator, recessed wardrobe.
- **Bathroom: 13' 11" x 5' 6" (4.24m x 1.68m)**
Panel suite, radiator, bath, closed coupled WC, Wall mounted heated towel rail, pedestal wash basin mixer tap, obscure window to the front, end shower. (needs replacing)
- **Garage: 17' 10" x 9' 9" (5.44m x 2.97m)**
Door and window to rear, up and over door, light.
- **Rear Garden**
Iron gate to side aspect, brick wall to boundaries.
- **Council Tax Band: E**

Energy performance certificate (EPC)

The Phaeton House 8a High Street WEST MERSEA CO5 8QD	Energy rating D	Valid until: 20 May 2034
		Certificate number: 0340-2560-0350-2124-7825

Property type	Detached bungalow
Total floor area	135 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 D. It has the potential to be C.

[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		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

