



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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[WWW.GAME-ESTATES.CO.UK](http://WWW.GAME-ESTATES.CO.UK)

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7 Willoughby Avenue

West Mersea

£550,000

Essex

CO5 8AY



Two double bedroom detached bungalow

Conservatory

Double garage on a rear plot

Lounge

Built in 1958

Dining Room

Good sized kitchen/breakfast room

Avenue location

Utility Room

Chain free

Gas central heating

Epc Rating: D

Game Estates are delighted to offer this detached individually styled two bedroomed bungalow situated in an Avenue position leading to the beach. The property was built by a local builder in 1958. A double garage on a small plot is found to the rear of the property. Good sized kitchen/diner, utility room, conservatory, lounge and dining room, chain free.

- **Hall: 6' 9" x 15' 10" (2.06m x 4.83m)**

Entrance door, loft access (unchecked), two radiators, doors to:

- **Cloakroom: 5' 2" x 3' 4" (1.57m x 1.02m)**

Obscure window to rear aspect, pastel suite comprising close coupled WC, wall mounted wash basin, radiator, part tiled.

- **Lounge: 11' 10" x 21' 7" (3.61m x 6.58m)**

Square bay window to front aspect, two further windows to side aspects, two radiators, tiled fireplace.

- **Dining Room: 10' 8" x 9' 4" (3.25m x 2.84m)**

Window to side aspect, radiator, patio doors to conservatory.

- **Kitchen/breakfast Room: 18' 11" x 11' 10" (5.77m x 3.61m)**

Range of units comprising roll top work surfaces, inset sink with mixer tap, drawers and cupboards under, window to side aspect, two radiator, oven, sliding door to dining room, utility and hallway.

- **Utility Room: 8' 1" x 5' 11" (2.46m x 1.80m)**

Immersion cupboard, 2 storage cupboards, window to rear garden, butler sink, gas boiler, spaces for dishwasher and washing machine.

- **Conservatory: 9' 1" x 8' 11" (2.77m x 2.72m)**

Of brick and glazed construction, double casement doors to rear garden, power connected, radiator.

- **Bedroom 1: 10' 8" x 10' 9" (3.25m x 3.28m)**

Window to rear aspect, radiator, recessed wardrobe, sliding door.

- **Bedroom 2: 10' 8" x 10' 8" (3.25m x 3.25m)**

Window to front aspect, radiator, sliding door, recessed wardrobe.

- **Bathroom: 9' 5" x 7' 10" (2.87m x 2.39m)**

Obscure window to rear aspect, bath, mixer tap shower attachment, enclosed shower, close coupled WC, Pedestal wash basin, radiator, part tiled, bidet.

- **Front Garden**

Laid to lawn, dwarf brick wall to front boundary, mature trees and shrubs, double wrought iron gates giving access to driveway.

- **Double Garage: 18' 5" x 18' 4" (5.61m x 5.59m)**

Two up and over doors, brick built, window to side aspect, door to garden.

- **Rear Garden**

Laid to lawn, mature trees and shrubs, paved patio area, wrought iron gate to garages, hedging to inner boundary, water top.

- **Garage plot: 56' 6" x 36' 6" (17.22m x 11.13m)**

Gravelled parking area, timber fencing to boundaries, double opening wrought iron gates.

- **Council Tax Band: E £2186.26 per annum**

# Energy performance certificate (EPC)

7 Willoughby Avenue West Mersea COLCHESTER CO5 8AU	Energy rating	Valid until: 7 July 2033
	<b>D</b>	Certificate number: 0433-1004-1293-6737-8200

Property type	Detached bungalow
Total floor area	111 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

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

