

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image. The background of the entire image is a photograph of a red brick house with a tiled roof, a gravel driveway, and a clear blue sky.

# oakheart

£385,000

Offers In Excess Of  
Pleasant Mews, West Mersea



This beautifully renovated two-bedroom detached bungalow is situated in the sought-after Pleasant Mews, offering a perfect blend of modern living and convenience. Nestled in a quiet yet well-connected location, the property is just a short distance from a range of local amenities, including shops, cafes, and transport links, making everyday essentials easily accessible.

The heart of the home is the stunning open-plan kitchen and family room, designed for contemporary living and entertaining.

The kitchen is fitted with high-quality appliances, sleek cabinetry, and ample worktop space, seamlessly flowing into a bright and spacious living area that enjoys an abundance of natural light.

Both bedrooms are generously sized, offering a comfortable retreat with stylish décor and a tranquil atmosphere. The newly fitted modern shower room has been finished to an excellent standard, featuring a sleek walk-in shower, contemporary

fittings, and elegant tiling.

Outside, the south-facing garden provides a private and sun-soaked space, perfect for outdoor dining, relaxation, or gardening enthusiasts with the luxury of a recently installed hot-tub. The property also benefits from a garage, providing additional storage or potential workspace, along with off-road parking for two cars, EV car charging point and CCTV.

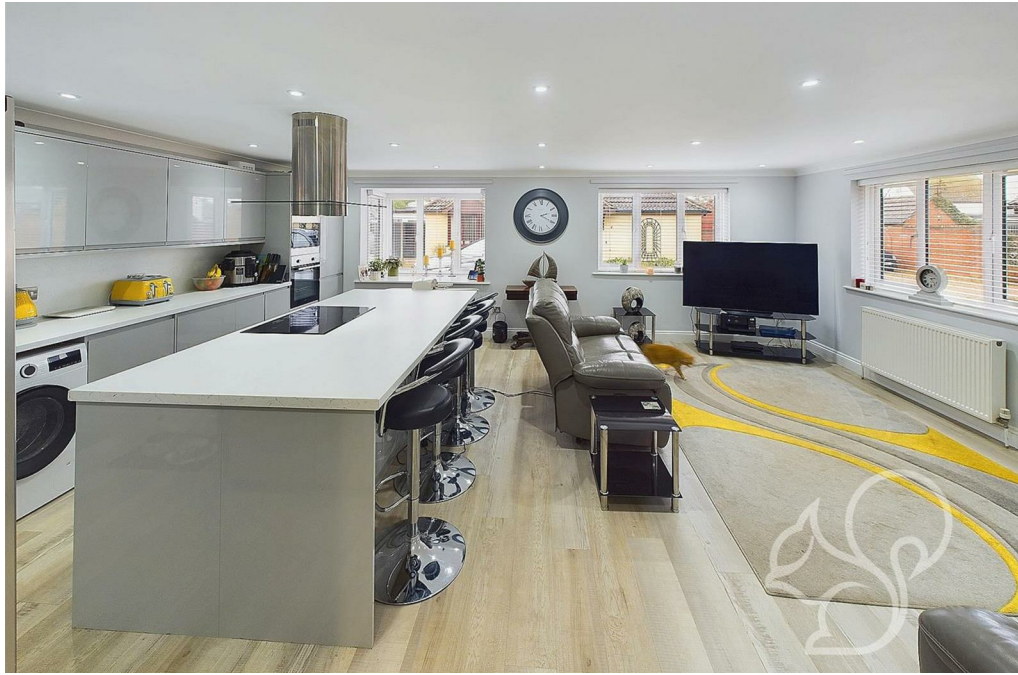
Please call Oakheart Mersea to arrange an internal inspection - 01206 382191.







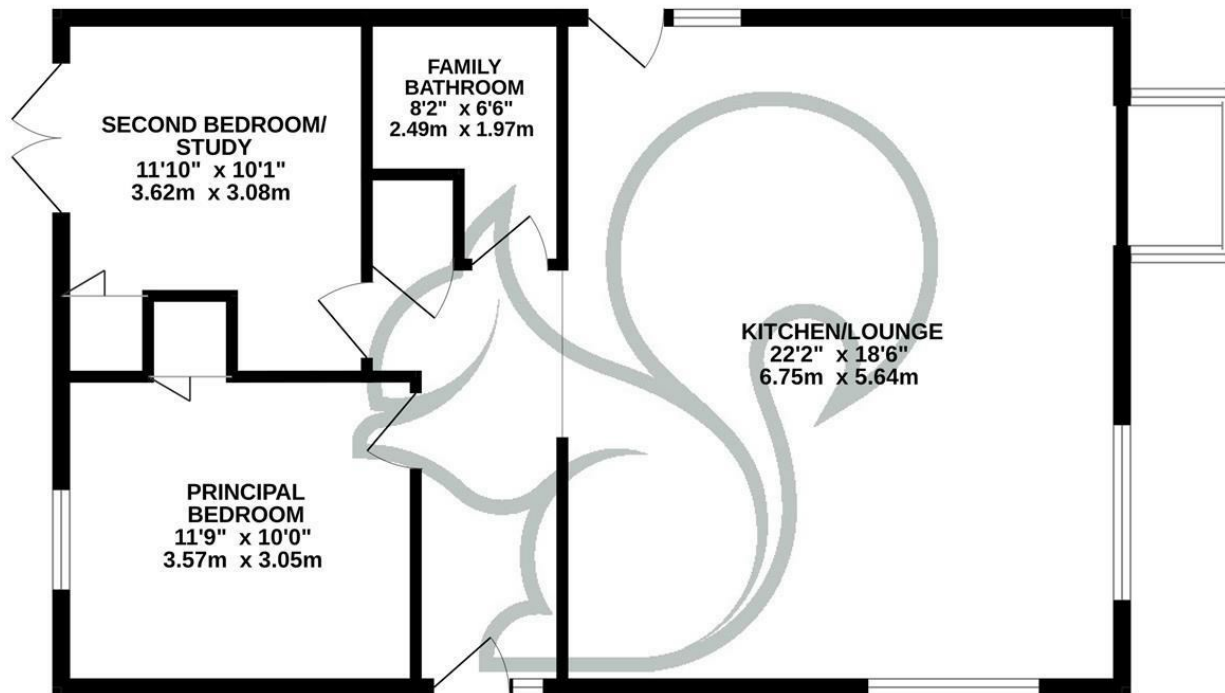








GROUND FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>85</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>62</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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