

oakheart



£380,000

Offers In Excess Of  
Whittaker Way, West Mersea



Situated in the desirable coastal town of West Mersea, this charming two-bedroom detached bungalow offers spacious and versatile living. This well-proportioned home provides an excellent opportunity for those seeking a peaceful retreat, with the potential to add their own modern touches.

Upon entering, you are welcomed by a generously sized dining hall, which serves as the heart of the home, offering a bright and inviting space perfect for entertaining or everyday dining. The adjoining lounge is equally spacious, providing a comfortable area to relax. Large windows ensure that the living areas are filled with natural

light, enhancing the sense of space and warmth throughout the home.

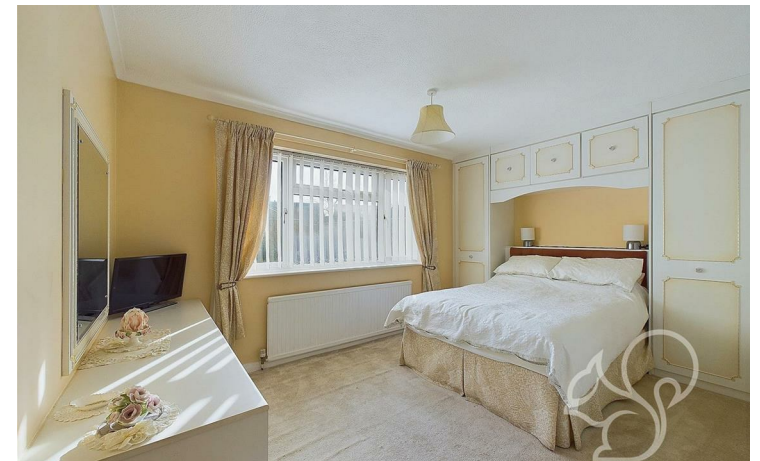
Both bedrooms are well-proportioned doubles, offering ample room for storage and personalisation. The layout of the home is designed for easy, single-level living, making it an ideal choice for a variety of buyers, including those looking to downsize without compromising on space.

The property benefits from a private driveway and a garage, providing convenient off-road parking and additional storage

options. The south-facing rear garden is a standout feature, offering a tranquil outdoor space bathed in sunlight throughout the day—perfect for relaxing, gardening, or al fresco dining.

While the bungalow is well-maintained, it offers an exciting opportunity for slight modernisation, allowing a new owner to update certain aspects to their taste and style. With its spacious layout, generous garden, and excellent potential, this bungalow presents a fantastic opportunity to create a wonderful home in a sought-after location.

For An Internal Inspection Please Call Oakheart Mersea Island.







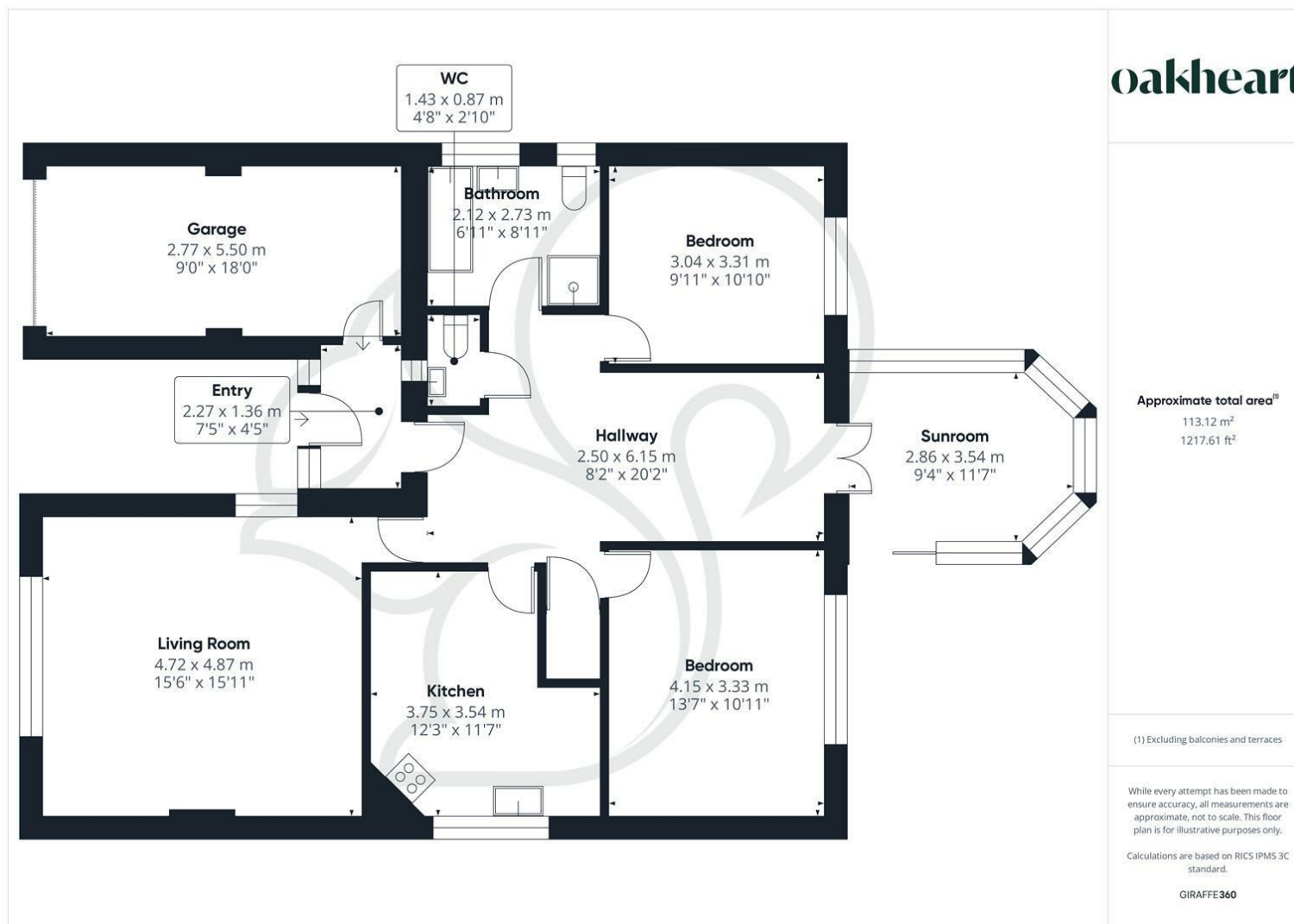












**Local Authority:**  
Colchester

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 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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