

oakheart



£1,750 Per Month

Per Month

Mersea Road, Peldon

A spacious and well-presented three-bedroom house which is situated in the popular and highly sought-after village of Peldon. The property is situated conveniently in between Colchester and West Mersea which offers both a city and coastal lifestyle.

The downstairs accommodation comprises of a good sized living room, separate dining room, modern kitchen with

some appliances and a WC. Heading upstairs the principal bedroom is of good sized and benefits from an ensuite shower room, both bedrooms two and three are also of double size and the upstairs accommodation is finished with a family bathroom. Externally there is an enclosed rear garden, garage and parking for one.

The property is offered unfurnished and is available for

Early June occupation. Call the Oakheart lettings team for further information.



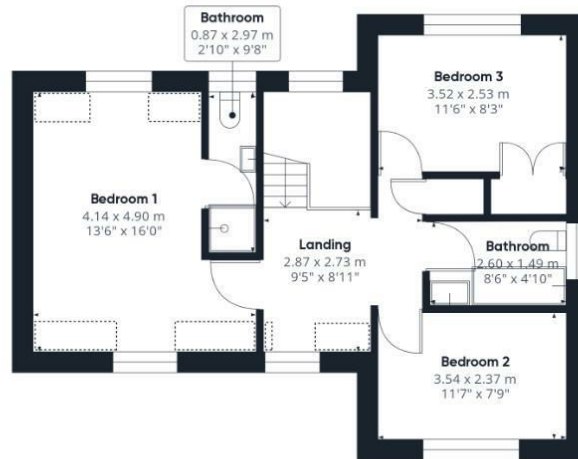








Ground Floor



Floor 1

Local Authority:  
Colchester City Council

Tenure:

Council Tax Band:  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Oakheart Mersea Lettings  
01206 382191  
mersealettings@oakheart.co.uk  
34a Barfield Road, Mersea Island, Essex, CO5 8QT

**oakheart**