

# oakheart



£297,000

Salt Meadows, Tollesbury

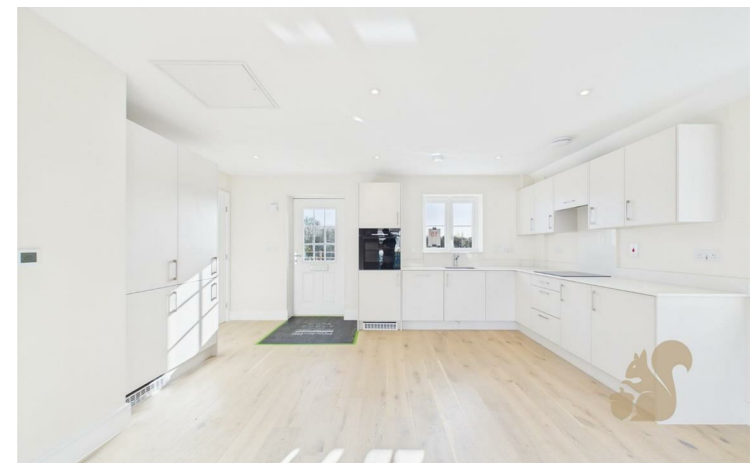


Plot 15, The Violet, at Salt Meadows is a beautifully designed one bedroom detached bungalow of approximately 787 sqft, ideal for buyers seeking stylish, single-level living in a peaceful coastal setting. The home centres around a generous open-plan kitchen, living and dining space that opens directly onto the private outdoor area, creating a bright, sociable heart to the property that works just as well for everyday life as it does for

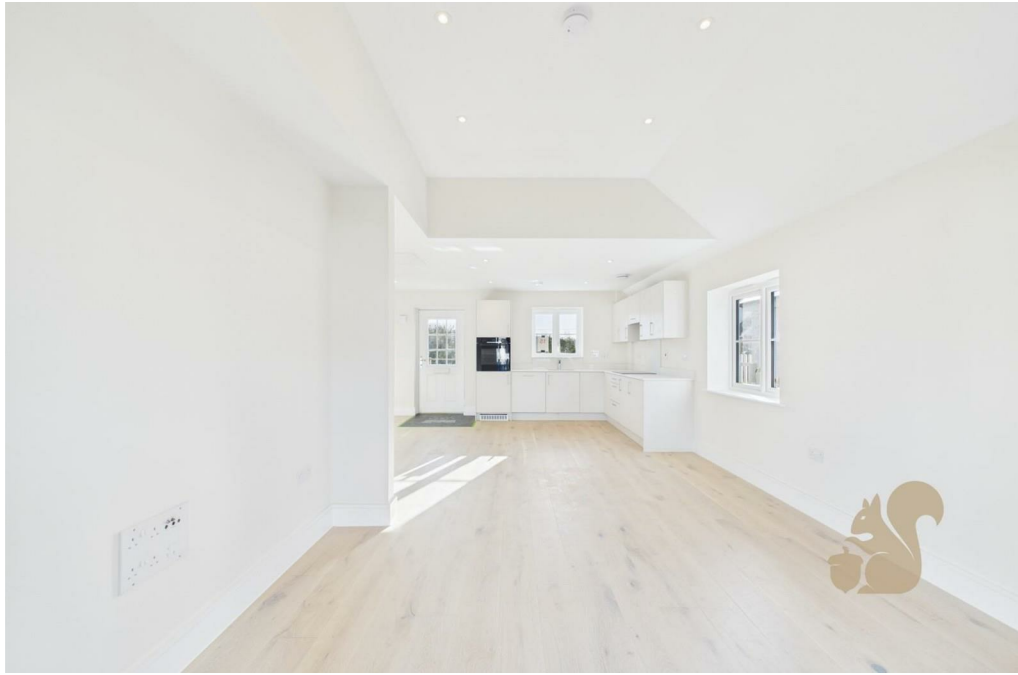
entertaining. The spacious double bedroom benefits from its own en-suite bathroom, and the layout is carefully planned to feel easy to move around, low-maintenance and comfortable both now and in the future. With two allocated parking spaces, EV charging and access to the landscaped gardens and woodland of Salt Meadows, The Violet offers an attractive, future-friendly home within a welcoming later-living community in the heart of

Tollesbury.

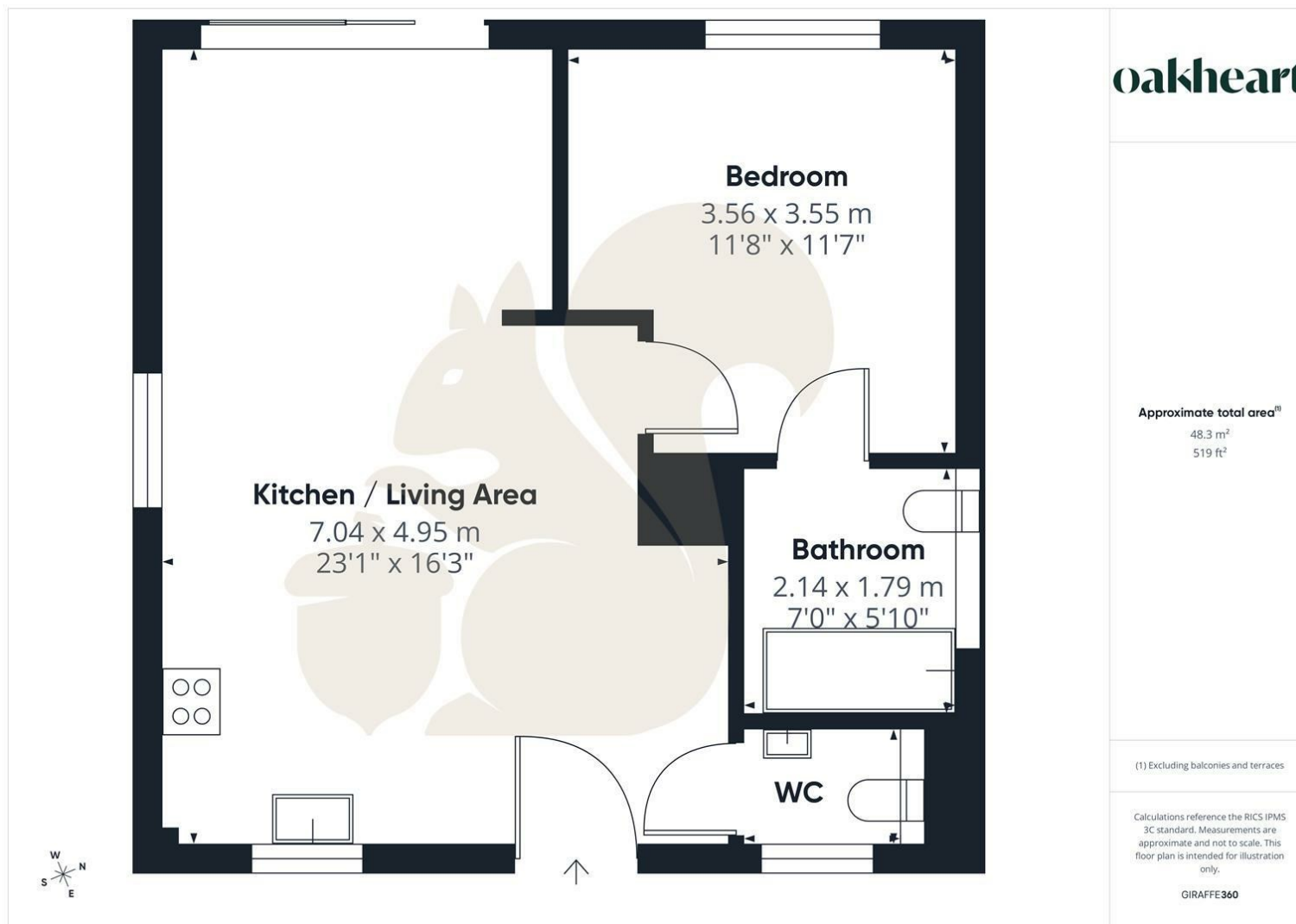
Residents at Salt Meadows enjoy exclusive use of the on-site club house for social events and hobbies, together with easy access to village amenities, buses and walks along the Blackwater Estuary. With its blend of coastal village lifestyle, quality finishes and purpose-built later-living environment.











Local Authority:  
Maldon District Council

Tenure:  
Freehold

Council Tax Band:  
New Build

### Energy Efficiency Rating

|                                             | Current                    | Potential   |
|---------------------------------------------|----------------------------|-------------|
| Very energy efficient - lower running costs |                            |             |
| (92 plus) <b>A</b>                          |                            | <b>100+</b> |
| (81-91) <b>B</b>                            | <b>81</b>                  |             |
| (69-80) <b>C</b>                            |                            |             |
| (55-68) <b>D</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.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**