



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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54 East Road  
West Mersea  
Essex  
CO5 8HA

£1750PCM



- |                                          |                     |
|------------------------------------------|---------------------|
| Four-bedroom detached bungalow           | Two reception rooms |
| Driveway with Detached double garages    | Lounge              |
| Newly refurbished Kitchen                | Dining Room         |
| Master with En-Suite – newly refurbished | New Oil boiler      |
| Newly decorated throughout               | EPC Rating E        |
| Family bathroom- recently refurbished    | Council Tax Band F  |

Game Estates are pleased to offer this spacious four-bedroom Bungalow on a fabulous corner Plot for rent. En-suite to Master bedroom, large lounge and newly fitted kitchen, newly decorated throughout, new bathroom and En-Suite, Driveway and double garage and a good size rear garden.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.  
Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- Entrance Porch 5' 9" x 5' 4" (1.75m x 1.63m) As you enter the Front door you first walk into the Porch area, which is separate to the main hallway. Glazed internal door with side lights to entrance hall, radiator, carpet flooring.
- Hallway Leading on from the Entrance Porch you enter the spacious Hallway at its narrowest it is 3.4 feet but widens to 8.1 feet, with a double storage cupboard for coats and boots and all your essentials you wish to hide away, airing cupboard housing the hot water tank, double recessed cupboard with plumbing for washing machine and shelving for linen. carpet flooring, radiator, decorative shelving alcove.
- Lounge 17' 9" x 16' 9" (5.41m x 5.11m) This large triple aspect lounge is flooded with natural light and patio doors leading to the patio area. Double glazed window to front aspect, 2 decorative stained glass round windows either side of the brick-built fireplace with tiled hearth and mantle, TV point, wall and ceiling lights, radiator, carpet flooring.
- Kitchen / Breakfast Room 15' 8" x 9' 9" (4.78m x 2.97m) Double glazed window and door to rear aspect, double glazed window and 2 decorative round-stained glass windows to side aspect, wide range of wooden painted kitchen units with blue marbled effect worktop, white 2 bowl sink and drainer units with mixer tap, space for electric oven, space and plumbing for slimline dishwasher, space for fridge, radiator, cupboard housing oil boiler (1 Year old) radiator, vinyl flooring.
- Dining Room The dining room is situated at the front of the property close to the kitchen, with double glazed window to front aspect, radiator, wall and ceiling lights, carpet flooring.
- Master Bedroom This double bedroom sits at the rear of the property, with its own En-Suite. Double glazed window to rear aspect, radiator, carpet flooring. En-suite 5' 7" x 5' 7" (1.70m x 1.70m) Double glazed obscure window to rear aspect, shower cubicle, low level w/c, pedestal wash hand basin, radiator, extractor fan, fully tiled walls, carpet flooring.
- Bedroom Two 12' x 10' 9" (3.66m x 3.28m) Double Bedroom with double glazed window to front aspect, double built in wardrobe with storage above, radiator, wall lights, carpet flooring.
- Bedroom Three 12' x 10' 9" (3.66m x 3.28m) Double Bedroom with double glazed window to front aspect, radiator, wall and ceiling lights, carpet flooring.
- Bedroom 4/study 10' 2" x 7' (3.10m x 2.13m) Double glazed window to rear aspect, sliding patio doors to side on to the rear patio area, TV point, radiator, carpet flooring.
- Family Bathroom 7' 9" x 5' 5" (2.36m x 1.65m) Obscure double-glazed window to rear aspect, panel bath, vanity wash hand basin with storage underneath, low level w/c, radiator, part tiled walls, carpet flooring.
- Garage 20' 8" x 18' 3" (6.30m x 5.56m) Detached double garage with 1 electric and 1 manual up and over doors to front, door to side and window to rear, the garage is separated by a wall with an internal connecting door. Power and light provided.
- Plot and Gardens 115' x 86' (35.05m x 26.21m) The property sits at an angle on this large corner plot measuring 115' x 86' (approx.)

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

## Energy performance certificate (EPC)

54 East Road West Mersea COLCHESTER CO5 8HA	Energy rating	Valid until:	20 July 2033
	<b>E</b>	Certificate number:	1400-8491-9922-4027-1373

Property type	Detached bungalow
Total floor area	126 square metres

### Rules on letting this property

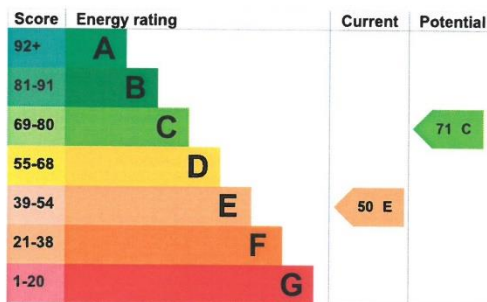
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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.

For properties in England and Wales:

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

