

oakheart



£1,700 Per Month

Per Month

Colchester Road, West Mersea

Located to the island of West Mersea, is this stunning detached family residence. Sitting to the edge of the island, the property offers convenient routes to Mersea's beach front and the city of Colchester. With an abundance of local amenities close by including bus routes nearby, the property comprises of two reception rooms, three double bedrooms of which the master boasts en-suite facilities and with an impressive kitchen fitted to a stylish, modern finish. Providing a family bathroom suite to the ground floor, alongside a WC with exterior access and offering an expansive low maintenance rear garden with off road parking to the front via a secure driveway.

Upon entry, the lounge sits to the left of the hallway, a well proportioned hub of

the home with a large window to the front. To the right sits the kitchen, featuring a range of contemporary grey wood units with marble effect countertops with an integrated eye level double oven, breakfast bar and a built-in utility cupboard. Leading into the dining room, a well lit second reception room with wood mantelpiece feature, bi-folding doors to the rear garden and linking to the family bathroom suite. Featuring a shower over bath, the bathroom suite further provides a sink with integral storage and a heated towel rail. To the first floor sits the three bedrooms, all generous in size with the master boasting stylish panelling, an integral cupboard, a fireplace feature and enhanced with a four piece en-suite bathroom suite including a bath, walk in shower unit, subway tiling and a further heated towel rail. The

second bedroom also offers a built in storage cupboard and further fireplace feature.

Externally the property enjoys a spacious rear garden with a generous area of lawn and decking area, perfect for outdoor seating and entertaining. Benefitting from gated access to the front of the driveway. Call Oakheart today to arrange a viewing!



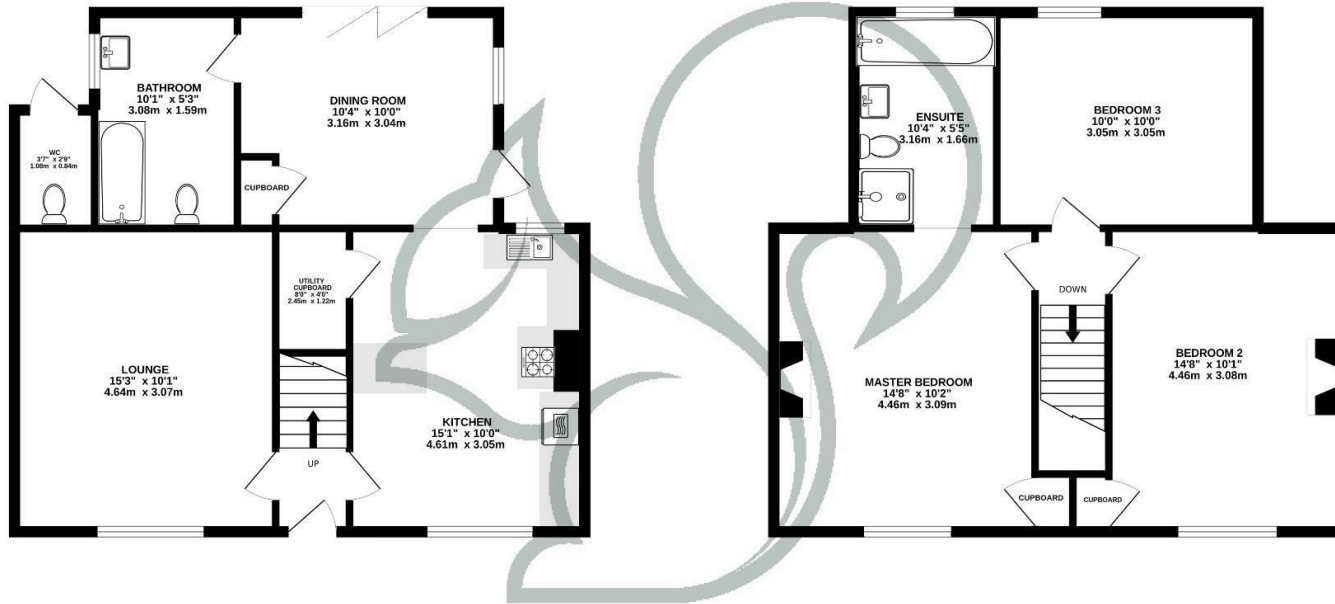






GROUND FLOOR

1ST FLOOR



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:

Tenure:

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.

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