



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

## The Coverts

West Mersea, CO5 8AW

Guide Price £600,000 - £625,000

EPC Rating 'B'

- Three Bedroom Detached Bungalow
- Quiet Cul-de-sac Location
- Large Conservatory
- Garage & Ample Off-Road Parking





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious three-bedroom detached bungalow situated on a quiet cul-de-sac just a short distance from the seafront and local shops and amenities. The property consists of a welcoming entrance hall, kitchen with central island, spacious lounge leading into a large conservatory overlooking the rear garden, three double bedrooms with an ensuite to the principal bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off road parking for several vehicles, a detached garage with electric door and an enclosed rear garden with large patio seating area. The property is being sold with NO ONWARD CHAIN and we highly recommend a viewing of the property to really appreciate all it has to offer.



#### PORCH

Enter the property via a part glazed entrance door to front aspect, part glazed door to:

#### ENTRANCE HALL

Built in storage cupboard, airing cupboard, light tunnels, radiator.

#### KITCHEN

16' 11" x 10' 01" (5.16m x 3.07m) Comprehensively fitted with a range of wall and base units incorporating a one and a half sink with drainer, mixer tap and drinking water tap, tiled splash back, Range master style oven with gas hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer, central island with storage beneath and power supply, spotlights, radiator, tiled floor, cupboard housing gas fired boiler, door to side, windows to front and side.

#### LOUNGE

28' 02" x 13' 06" (8.59m x 4.11m) Double doors to rear garden, double doors and window to conservatory, four radiators, stone fireplace with electric fire inset.

#### CONSERVATORY

22' 05" x 12' 11" (6.83m x 3.94m) Windows to sides and rear, two sets of double doors to the rear garden, tiled floor.

#### BEDROOM ONE

13' 06" x 11' 09" (4.11m x 3.58m) Window to rear, radiator, fitted wardrobes, door to:

#### ENSUITE

Window to side, double shower cubical, wash hand basin inset to vanity unit, bidet, low level W.C, radiator, fully tiled, spotlights, extractor fan, heated towel rail.

#### BEDROOM TWO

14' 08" x 08' 08" (4.47m x 2.64m) Window to side, radiator, built in wardrobe.

#### BEDROOM THREE

10' 08" x 9' 11" (3.25m x 3.02m) Large bay window to front, radiator.

#### FAMILY BATHROOM

Window to front, bath with shower over, low level W.C, hand wash basin, fully tiled, radiator, extractor fan, spotlights.





## OUTSIDE

### FRONT

Block paved driveway providing off road parking for several vehicles, mature shrub boundaries, side access to rear garden, outside lights, power point and tap.

### GARAGE

21' 10" x 9' 00" (6.65m x 2.74m) Detached garage with electric roller door, power and light connected, window and door to side.

### REAR GARDEN

Enclosed rear garden with large patio seating area to the rear of the property stepping down into the garden which has been beautifully landscaped with mature shrubs, trees, and flowers. Outside tap and lights.

Property benefits from solar panels and alarm system.



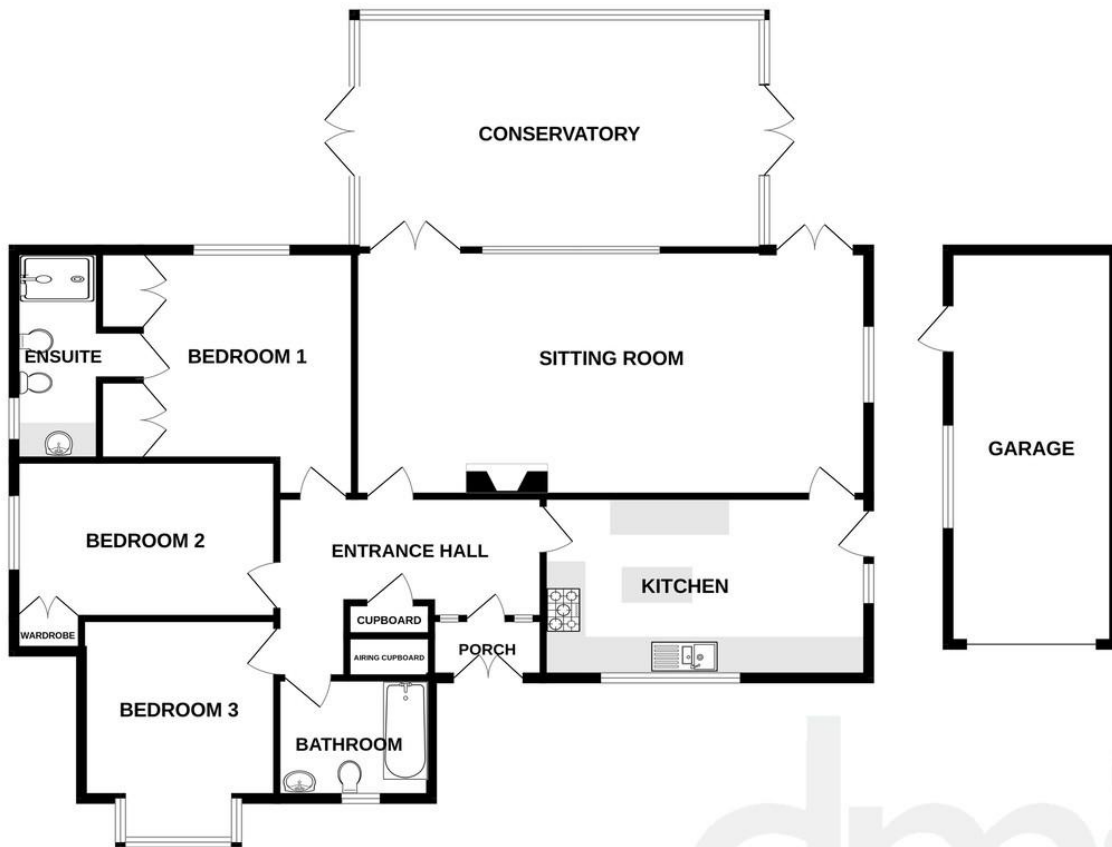


#### AGENT NOTE

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



1718 sq.ft. (159.6 sq.m.) approx.



TOTAL FLOOR AREA: 1718 sq.ft. (159.6 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>88 B</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>		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements