



**NICHOLAS
PERCIVAL**

Incorporating **BS BIRCHALL
STEEL**

To Let. £2,250 PCM

7 Went Mews, Weeley CO16 9GZ



An executive five-bedroom family home in the popular village of Weeley. The property offers superb family living accommodation, double garage, spacious driveway and enclosed rear garden.

To let £2,250 pcm | Holding deposit £519 | Deposit £2,595 | EPC B90

Tendring District Council Band F | Mains water and electric | Private Drainage

Property.

Weeley Gateway is a development of just nine executive detached properties, with high specification, occupying a mews turning off Colchester Road, Weeley.

The entrance hall provides access to the impressive central hub of the home, with an Oak and glass staircase providing access to the first floor. The kitchen has Quartz worktops and a range of fully integrated appliances and provides access to the adjacent utility room. French doors to the rear complete the stunning Kitchen / Diner / Family room.

A formal dining room, spacious living room with French doors to the patio, study and cloakroom conclude the ground floor accommodation. Underfloor heating runs throughout the ground floor with traditional radiators on the first floor.

The first-floor landing leads to the master bedroom, accompanied by a luxurious en-suite shower room.

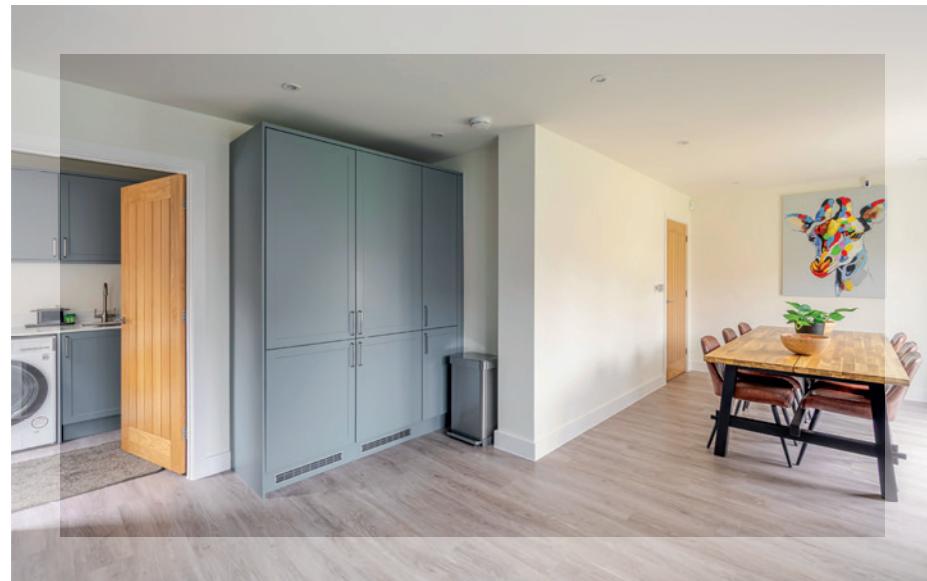
The second bedroom also boasts an en-suite shower room.

There are three further bedrooms, as well as a high specification family bathroom that completes the internal accommodation.

Outside.

Adjacent to the property is a double garage and driveway with off road parking.

To the rear is an enclosed garden with patio and lawn.

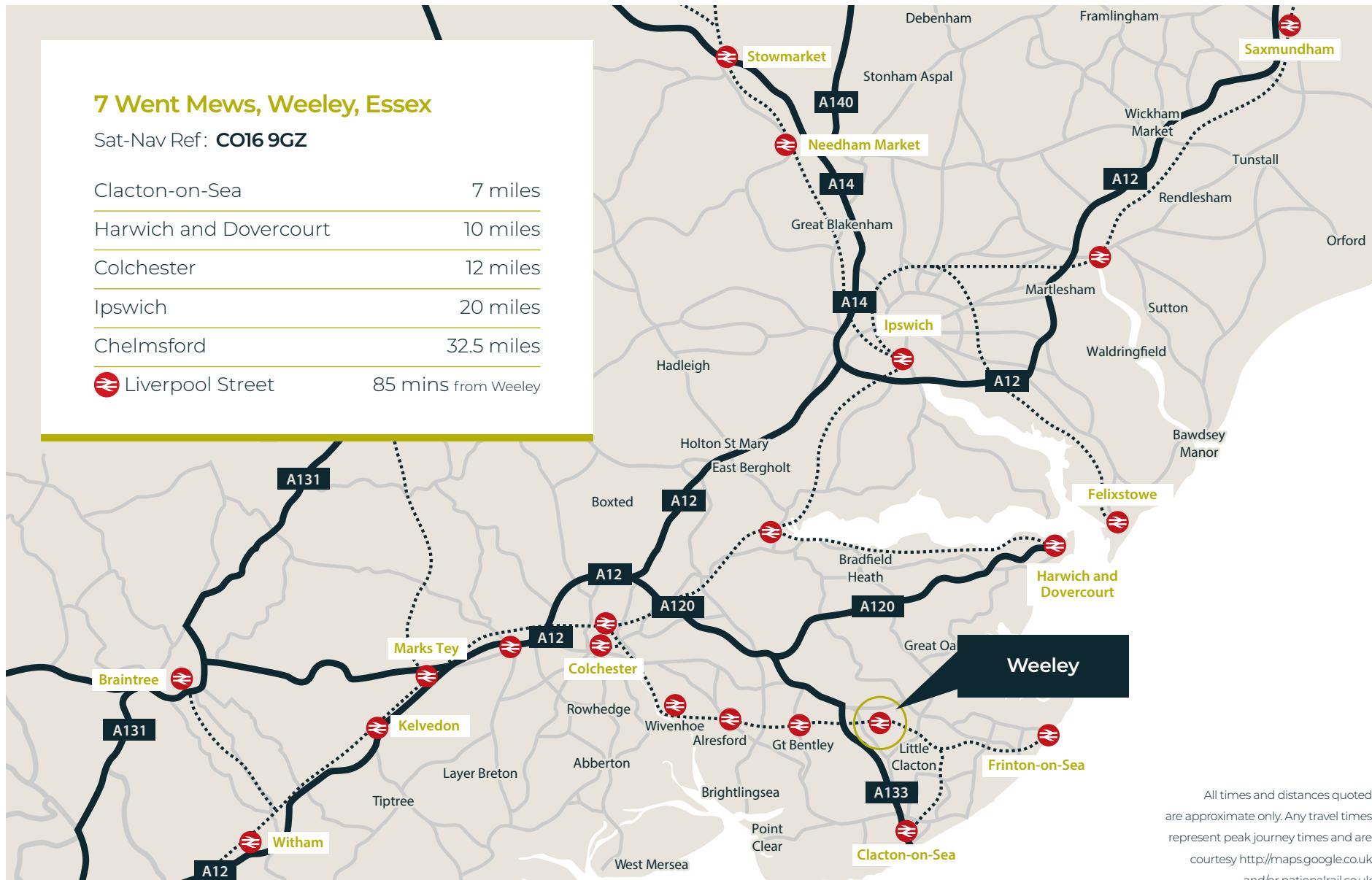




7 Went Mews, Weeley, Essex

Sat-Nav Ref: **CO16 9GZ**

Clacton-on-Sea	7 miles
Harwich and Dovercourt	10 miles
Colchester	12 miles
Ipswich	20 miles
Chelmsford	32.5 miles



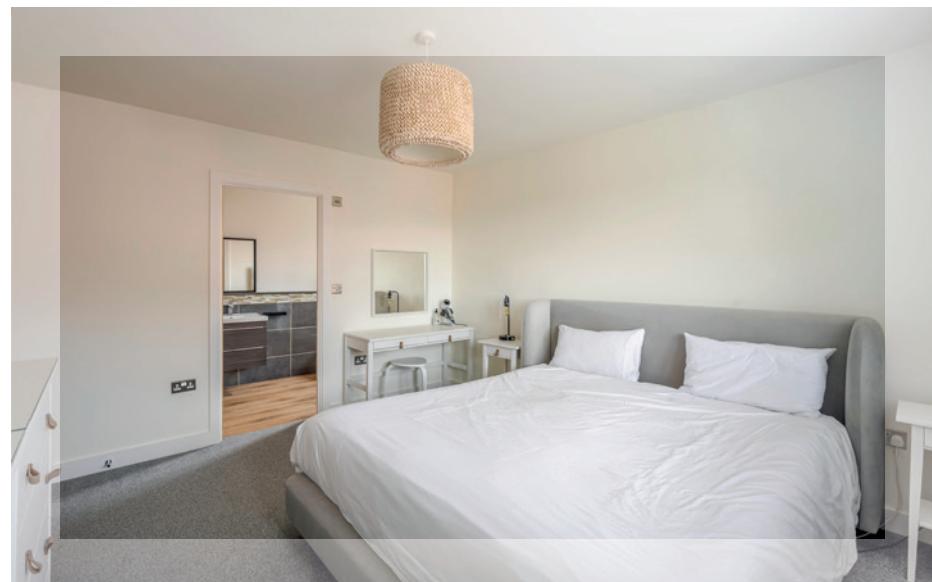
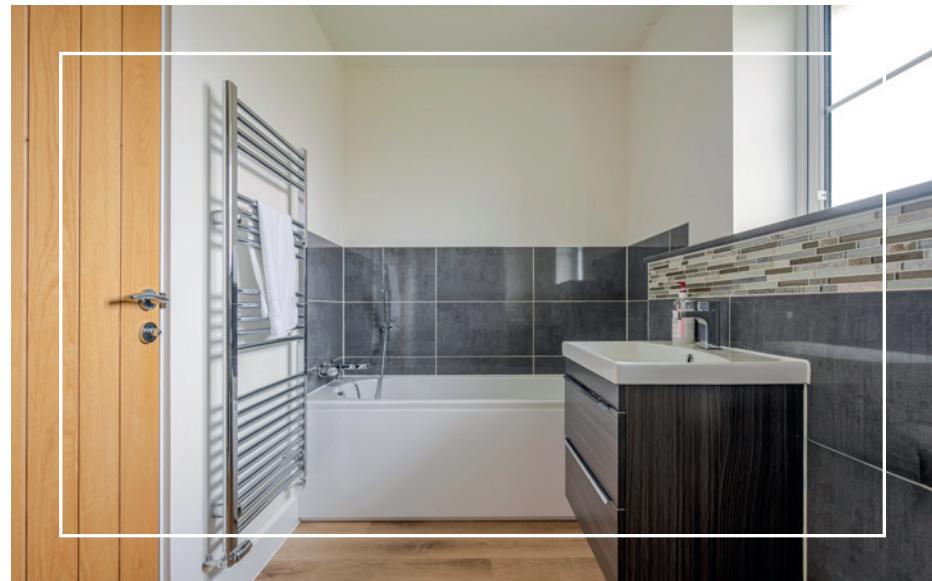
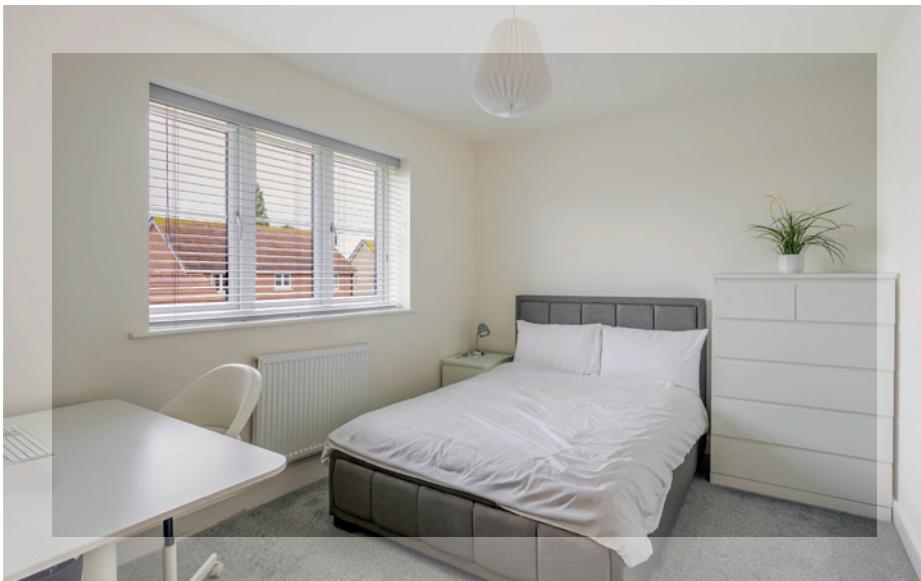
All times and distances quoted are approximate only. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



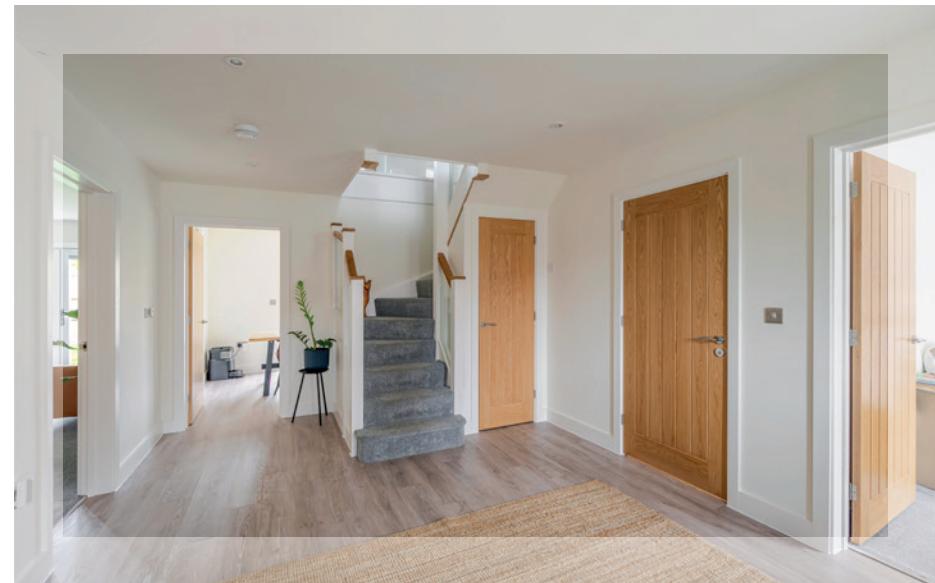
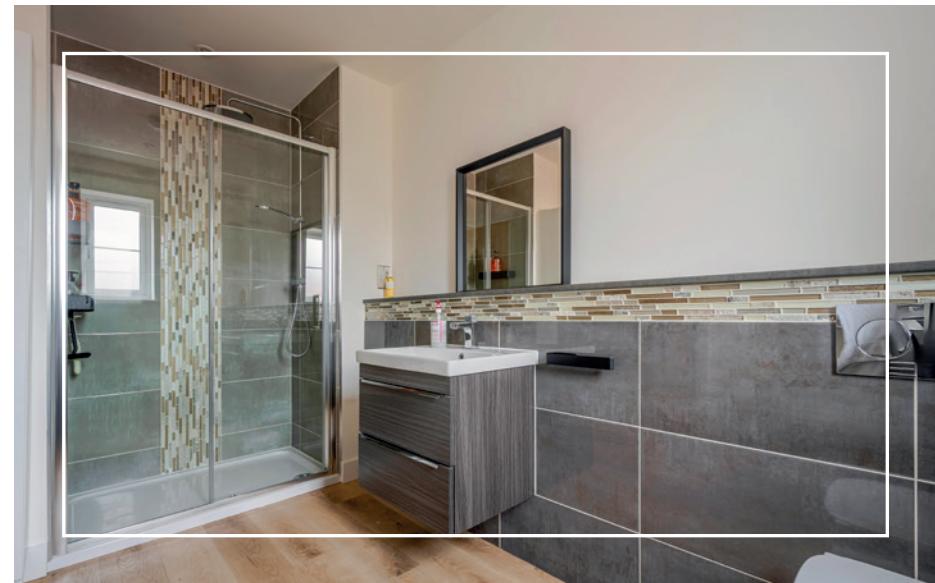
The village of Weeley offers a range of services including a local convenience store / post office, public house and local primary school and there is a supermarket a short drive away. Slightly further afield is the historic Roman town of Colchester which provides all the leisure, recreational and shopping facilities expected of a major regional town.

For commuter's road connections are first class and the local train station provides a direct route to London Liverpool Street.

Weeley Gateway is the perfect base from which to enjoy everything from charming village pubs and breath-taking country views – through to sunny beaches, riverside walks and all the opportunities this sought-after area has to offer.







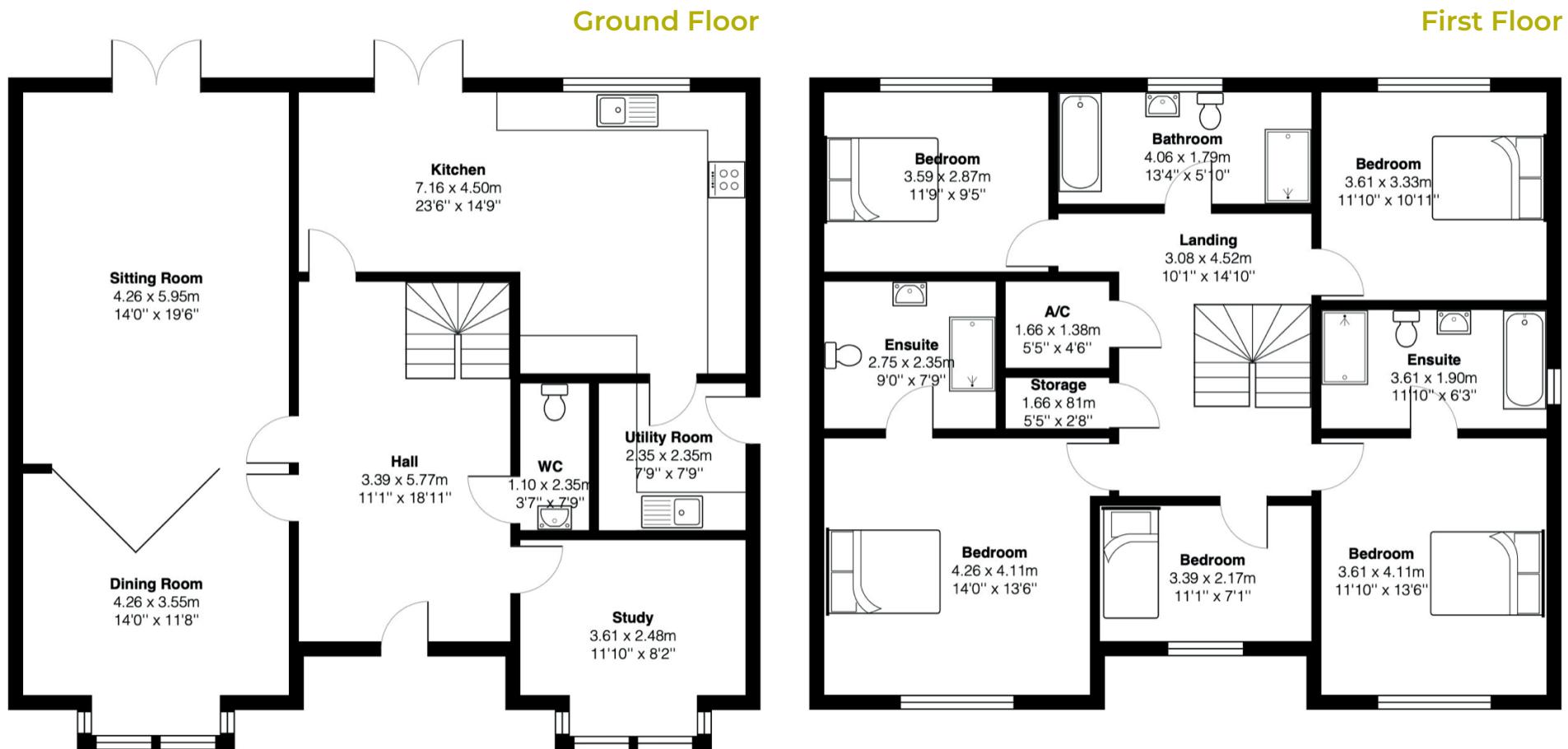


Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering any contract.