



Connells

Addison Mews Gention Way
Weymouth



Property Description

Approaching the property via the shared patio walkway that leads up to the front of the property you enter into the hallway with stairs rising to the first floor and access to the living areas in front of you. The open plan lounge/diner provides a great space for entertaining with a square archway to the beautifully modern fitted kitchen with plenty of storage cupboards and worktop space. Natural light flows through the downstairs areas providing a charming well lit, multipurpose space, for all occasions. A cloakroom is positioned under the stairs featuring a close coupled WC and hand basin.

A tall stairway leads you the first floor landing with access to the bedrooms and bathroom. Bedroom one and two are both doubles with excellent space for bedroom furnishings, modern decor and feature walls. The bathroom is fully tiled with a bath with shower over, storage space with cupboards and shelves, a close coupled WC and hand basin to match.

This property is a must see as the modern finish and impressive space lend itself to the picturesque area of Preston Downs with great access to main roads, bus routes and amenities.

Entrance

Glazed composite door leading into:-

Entrance Hall

Telephone point. Wall mounted radiator. Consumer unit. Stairs rise to the first floor. Door leading into:-

Cloakroom

Suite comprising wall mounted radiator, low level WC and wash hand basin. Extractor fan.

Lounge/ Diner

16' 2" x 14' 11" (4.93m x 4.55m)

Rear aspect double glazed window. Coved ceiling. Radiator. Television point. Opening into:-

Kitchen

9' 4" x 8' 8" (2.84m x 2.64m)

Fitted kitchen comprising wall and base units with roll edge work surfaces over. Inset oven. Gas hob with extractor hood over. Cupboard housing boiler. Built in fridge freezer. Inset one and a half bowl sink with drainer. Space for washing machine. Side aspect double glazed window. Wood style flooring. Coved ceiling. Down lighting.

First Floor

Landing

Wall mounted radiator. Thermostat. Loft access. Coved ceiling. Doors to:-

Bedroom One

16' 2" x 9' 1" (4.93m x 2.77m)

Rear aspect double glazed window. Coved ceiling. Radiator. Television point.

Bedroom Two

12' 9" x 8' 6" (3.89m x 2.59m)

Front aspect double glazed window. Radiator. Coved ceiling.

Bathroom

Close coupled WC. Pedestal wash hand basin. Paneled bath with shower attachment over. Coved ceiling. Wood style flooring. Part tiled walls. Heated towel rail. Side aspect opaque double glazed window. Extractor fan.

Outside

Parking

Allocated parking space to the front of the property.

Service Charge

The vendor informs us there is an annual service charge of approximately £600 to cover communal area maintenance, includes window cleaning. Building Insurance is £400.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

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Property Ref: WEY308082 - 0008