



34 Corallian Court Kirtleton Avenue, Weymouth - DT4 7FG  
£185,000



## 34 Corallian Court Kirtleton Avenue

Weymouth

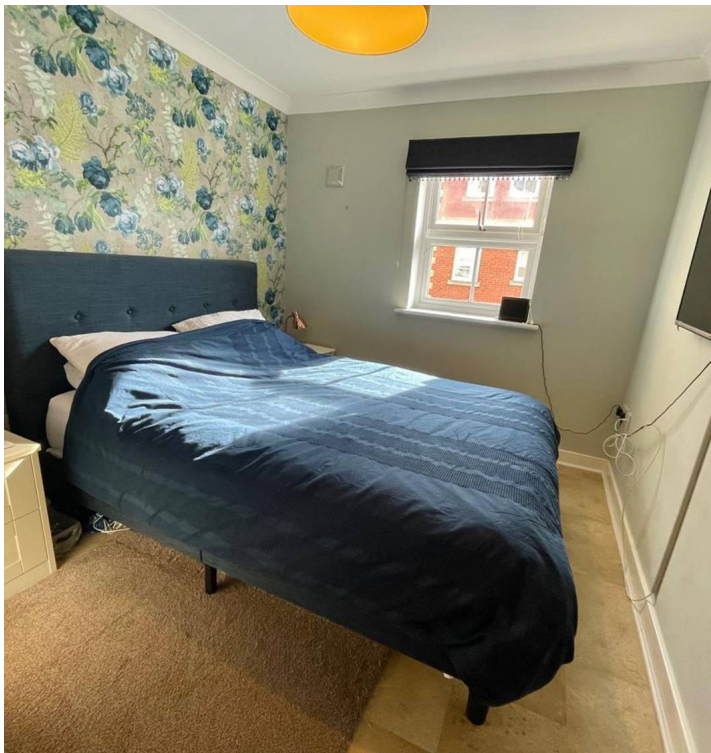
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Off-road parking
- Secure gated entry
- Modern kitchen units
- Integrated appliances
- Open plan living area
- Ample natural light
- Landscaped front garden
- Attractive modern brick facade
- Contemporary bathroom with integrated shower
- Ample storage space





### **Communal Entrance**

Entry phone system, door leading to communal hallway which has stairs and lift leading to all floors.

### **Hallway**

Under flooring heating, built in storage cupboard, doors leading:

### **Lounge/diner**

11' 1" x 16' 5" (3.37m x 5.00m)

Located to the rear of the building a spacious room bathed in natural sunlight from two rear aspect double glazed windows and one side aspect double glazed window, power points, TV point, open plan to kitchen area, under floor heating.

### **Kitchen**

7' 1" x 10' 9" (2.15m x 3.27m)

Rear aspect double glazed window, range of eye and base level units with work surfaces over, under floor heating, integrated fridge/freezer, newly fitted induction hob with extractor fan over and integrated oven underneath, space for white goods, 1 1/2 ceramic sink bowl with mixer taps, power points, cupboard housing under floor heating system.

### **Bedroom 2**

Side aspect double glazed window, under floor heating, large fitted wardrobe, power points.

### **Master Bedroom**

8' 8" x 10' 8" (2.64m x 3.25m)

Side aspect double glazed window, under floor heating, large fitted wardrobe, power points.

### **Bathroom**





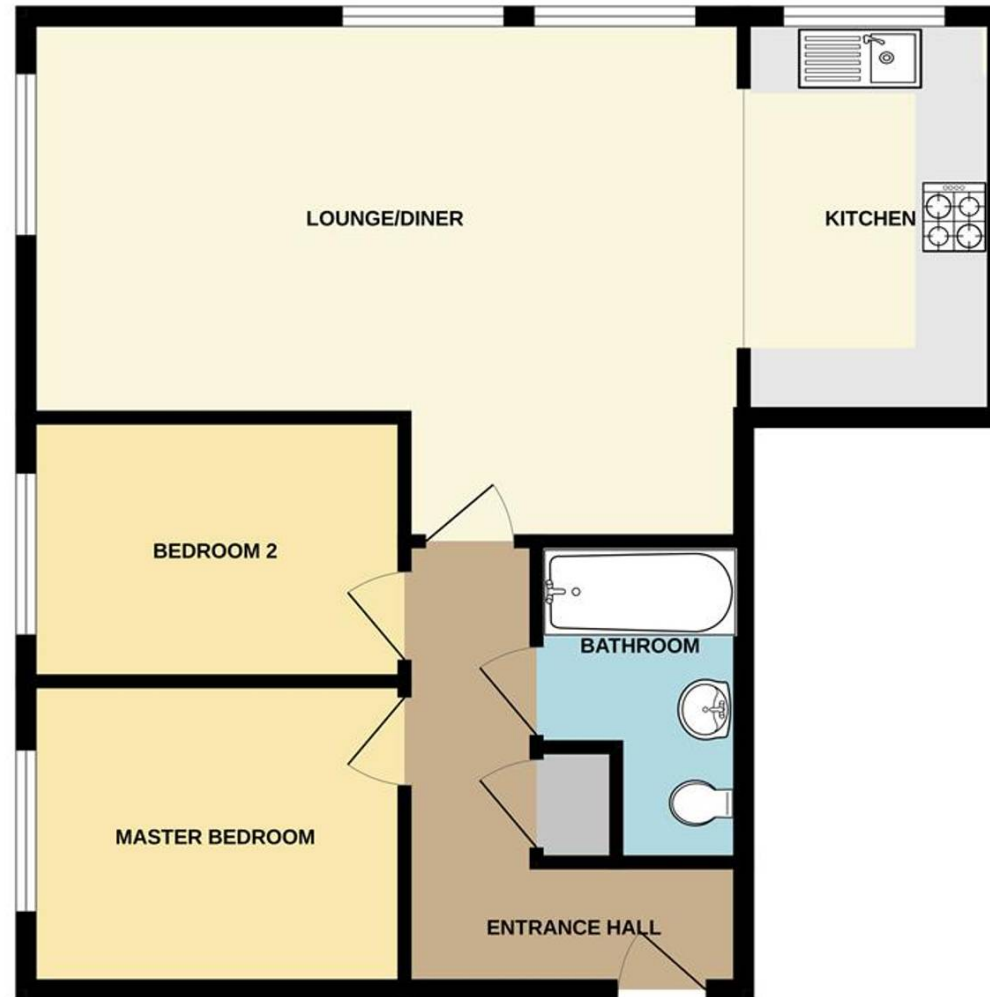
## SECURE GATED

### 1 Parking Space

One allocated parking space located in private gated underground carpark plus lockable storage cupboard and bike storage.



## GROUND 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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