



Instinct Guides You



Gentian Way, Weymouth Offers In Excess Of £210,000

- Two Double Bedrooms
- Mews Style House
- Allocated Parking
- Open Plan Layout
- Cloakroom
- Integrated Kitchen
- Close To Amenities
- Equidistant To Weymouth & Dorchester



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Situated within Addison Mews in the popular residential area of Preston Downs, approximately equidistant between Weymouth and Dorchester, this attractive mews-style two double bedroom home offers well-presented accommodation arranged over two floors, together with allocated parking. The location provides convenient access to both towns, with Weymouth's coastline, harbour and town centre in one direction and the county town of Dorchester in the other. Featuring a generous lounge/diner, separate contemporary kitchen, ground floor cloakroom and first floor bathroom, the property combines modern styling with a particularly convenient position.

The entrance opens into a hallway with stairs rising to the first floor and access to the ground floor accommodation. A cloakroom is positioned off the hall and is fitted with a WC and wash hand basin.

The lounge/diner is a particularly generous living space, providing ample room for both comfortable seating and dining furniture. Wood-effect flooring creates a contemporary finish, while the proportions allow flexibility in the arrangement of furniture.

The separate kitchen is fitted with a range of modern wall and base units complemented by contrasting work surfaces. a selection of Integrated appliances include an oven and hob with extractor above, along with fridge freezer and further space and plumbing for appliances.

Stairs rise to the first floor landing, providing access to two double bedrooms and the family bathroom. Bedroom one is a generous double room with space for freestanding furniture, while bedroom two provides another well-proportioned double bedroom.

Completing the accommodation is the bathroom, fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, WC and wash hand basin, complemented by contemporary tiling.

Outside, the property further benefits from allocated parking.



Room Dimensions

Lounge/Diner 16’3" x 14’10" max (4.96 x 4.54 max)

Kitchen 8’11" x 8’8" (2.72 x 2.66)

Bedroom One 16’3" x 9’0" plus bay (4.96 x 2.75 plus bay)

Bedroom Two 12’8" x 6’6",78’8" plus recess (3.87 x 2,24 plus recess)

Service Charge

The vendor informs us that there is a £700p.a charge for general maintenance of communal area, window cleaning and communal lighting with buildings insurance of approximately £300p.a



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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