



8 Addison Mews Gentian Way, Weymouth – DT3 6FL

In Excess of £200,000



8 Addison Mews Gention Way

Weymouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approximately £1,500 service charge (per annum)
- Freehold house set across two floors with allocated parking
- Two double bedroom with spacious layout throughout
- Large open plan reception with tall window and seamless flow into the kitchen
- Modern fitted bathroom in addition to a downstairs w/c
- Popular residential location with nearby shops, countryside walks and excellent transport links
- Presented to a modern standard throughout, ready to move in
- Offered with no onward chain
- Pleasant outlook over greenery and countryside hills
- Allocated parking within enclosed residents car park



Residents entrance

A secure code and key operated door with buzzer system opens into the residents hallway, a wood effect upvc front door opens into the property.

Entrance hallway

11' 7" x 4' 2" (3.54m x 1.28m)

A well proportioned hallway with stairs rising to the first floor landing, a door opening into the downstairs w/c, the entry system phone is mounted on wall and a door opens into the reception room.

Downstairs W/C

An internal w/c with a low level w/c and a hand wash basin with stainless mixer tap.

Open plan reception

16' 4" x 14' 9" (4.97m x 4.49m)

A spacious rear aspect room with a tall double glazed window flooding the room with light, ceiling coving around the parameter while the reception flows seamlessly with the kitchen via an opening.

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

An open plan kitchen space with tiled flooring, a side aspect double glazed window and ceiling coving. The room consists of a range of eye and base level units with incorporated fridge freezer, gas hob with extractor above and oven below, stainless one and a half bowl sink with stainless mixer tap and space for white good under counter. The Worcester combination boiler is enclosed within a cupboard.





First floor landing

6' 11" x 6' 8" (2.10m x 2.04m)

A well proportioned landing with cupboard housing the MVHR (mechanical ventilation with heat recovery system) and doors opening into both bedrooms as well as the bathroom.

Bedroom one

14' 3" x 9' 0" (4.35m x 2.75m)

A well proportioned side aspect double bedroom with a double glazed window, ceiling coving and six doors opening into generous wardrobe space.

Bathroom

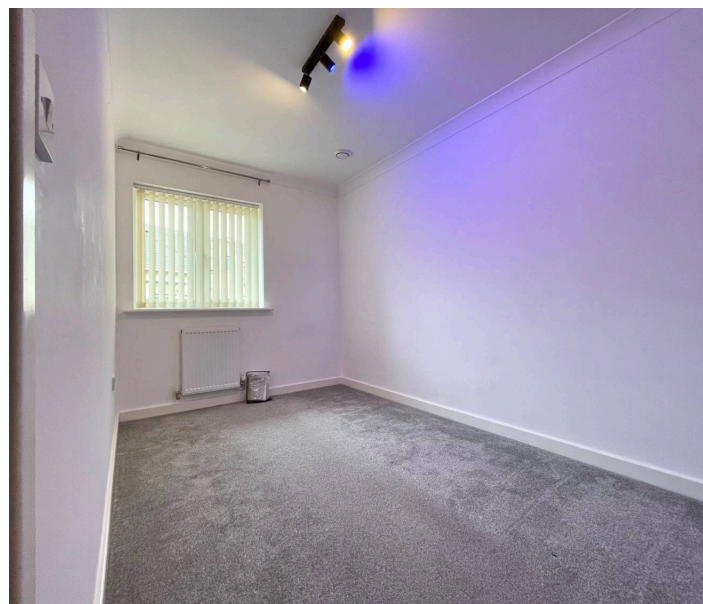
9' 3" x 6' 11" (2.81m x 2.11m)

A side aspect partially tiled bathroom featuring a wall to wall bath tub with stainless mixer tap and both rainfall and handheld attachments, a double glazed obscured window, a hand wash basin with stainless mixer tap, a heated towel rail and a low level w/c.

Bedroom two

12' 10" x 7' 4" (3.90m x 2.24m)

A side aspect double bedroom with a double glazed window, ceiling coving and ample space for freestanding furniture.





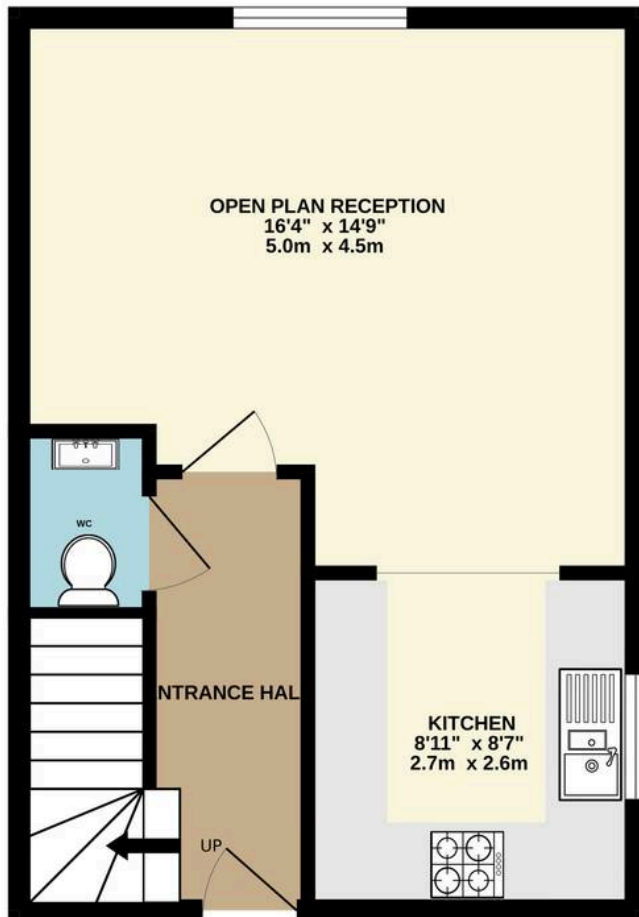
ALLOCATED PARKING

1 Parking Space

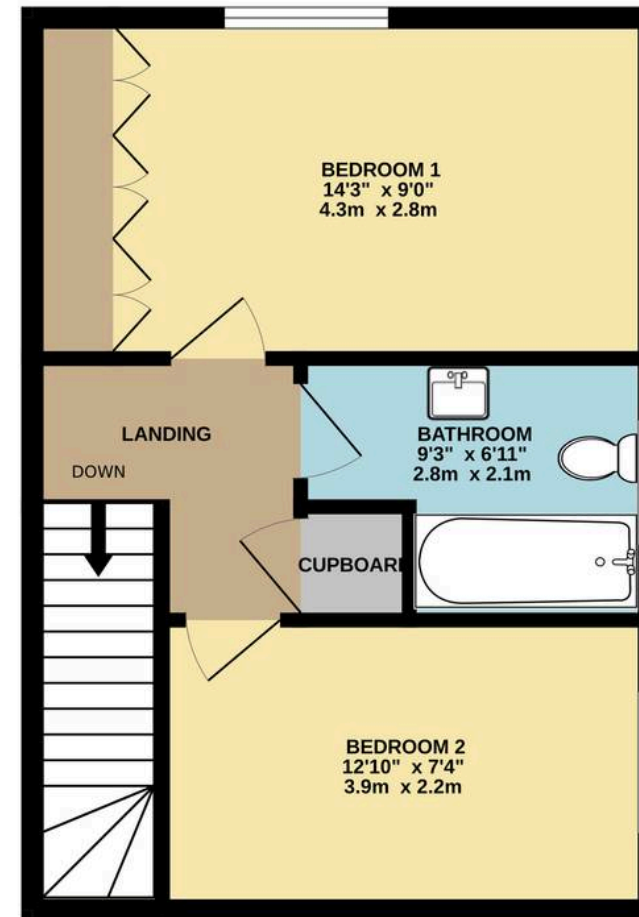
Addison Mews benefits from an enclosed residents car park where the allocated parking space is found.



GROUND FLOOR



1ST 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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