

NP NICHOLAS
PERCIVAL

To Let. 6 Went Mews
Weeley, Essex CO16 9GZ





6 Went Mews, Weeley CO16 9GZ

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

To let £2,250 pcm | Holding deposit £519 | Deposit £2595
EPC B90 | Tendring District Council Band F

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 is a modern navy shaker style with Quartz worktops and a range
of fully integrated appliances including dishwasher, washing machine, fridge/freezer, oven/hob/extractor.

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 and dressing area with mirrored built-in wardrobes. The second bedroom also boasts an en-suite
shower room and mirrored built in wardrobes. There are two further bedrooms, as well as a high
specification family bathroom that completes the internal accommodation.





Situation

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 driveaway.

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.

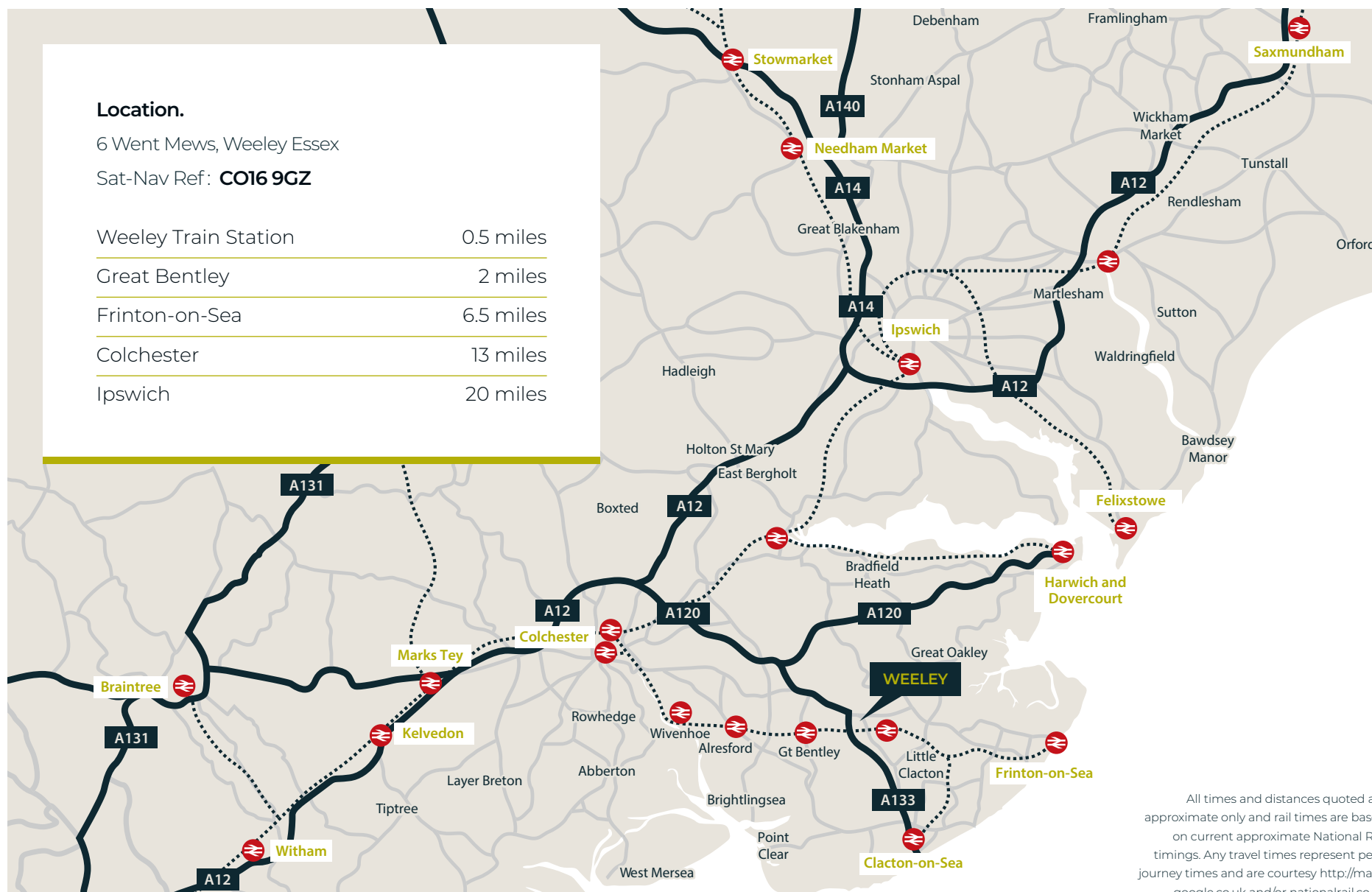
'Weeley Gateway' is the perfect base from which to enjoy everything from charming village pubs and breath-taking country views – through to sunny beaches, riverside walks and all the opportunities this sought-after area has to offer.

Location.

6 Went Mews, Weeley Essex

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

Weeley Train Station	0.5 miles
Great Bentley	2 miles
Frinton-on-Sea	6.5 miles
Colchester	13 miles
Ipswich	20 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

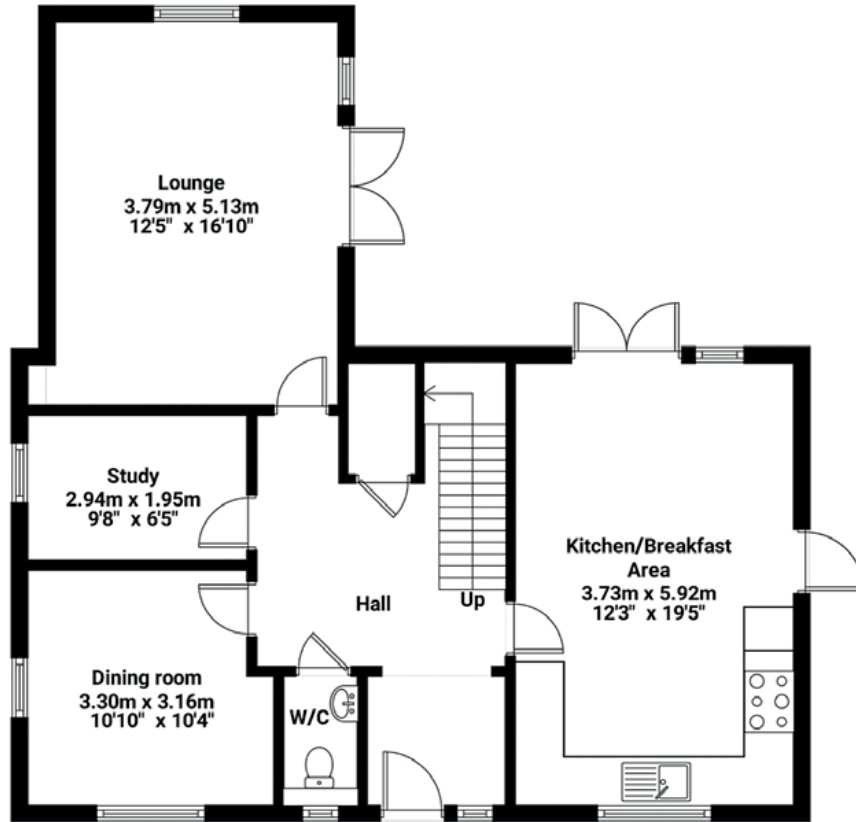


Outside

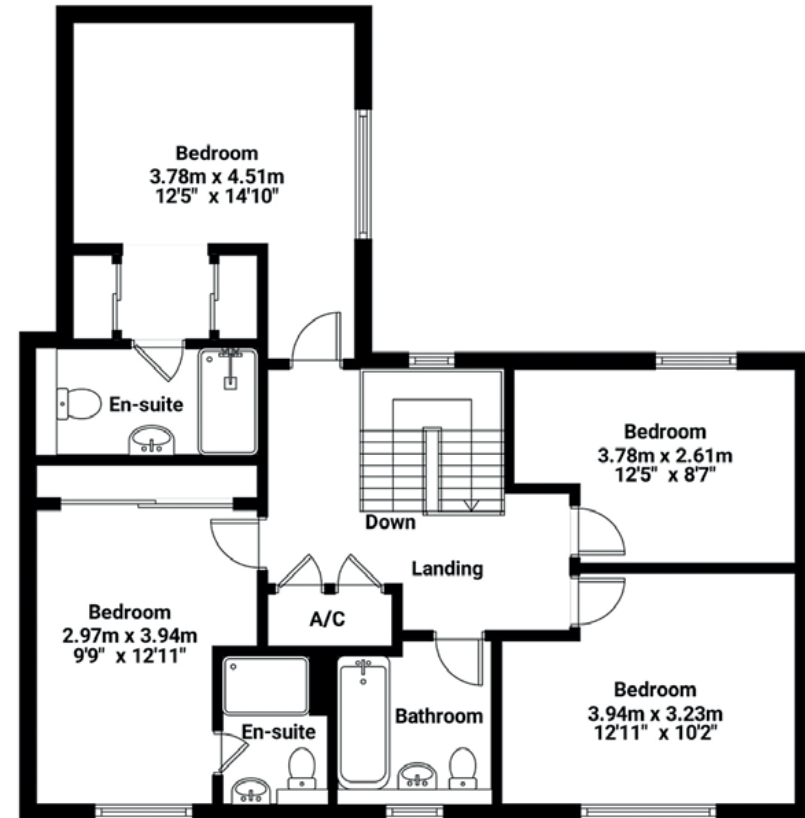
Adjacent to the property is a single garage and driveway with off road parking.

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





Ground Floor



First Floor

Agents Notes

Please note, photos provided were taken May 2023, the property has since been occupied.

Max download speed Ultrafast 1000 Mbps and upload speed 220 Mbps available.

Mobile phone coverage inside limited availability with EE and Three. Source Ofcom.

Viewing is strictly by appointment with the Sole Letting Agents.



01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2023 and the property has since been occupied.

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 into any contract.