Instinct Guides You



East Field Road, Weymouth
£265,000

- Two Double Bedrooms
- Car Port & Additonal Parking
- Modern Energy Efficient Home
- Southerly Aspect Rear Garden
- Close To Bus Route & Shop
- Large Family Bathroom
- Property Owns Solar Panels
- Small Cul-de-sac Position







Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

Wilson Tominey are delighted to offer a well-proportioned two double bedroom home set within a cul-de-sac in Curtis Fields offering a south-facing garden, off-road parking to the front and a useful car port to the rear. The home enjoys an open plan lounge/diner and has easy access to bus routes and amenities.

The hub of the home is the open plan lounge/diner that spans rear elevation, it offers ample space for a range of furniture and enjoys excellent natural light thanks to its sunny aspect. Double doors open to the patio, merging the boundries between home and garden.

The kitchen sits to the front and offers ample fitted cabinetry and worksurface with space for appliances and views into the front cul-de-sac. The cloakroom features a contemporary WC and vanity basin

Upstairs, the landing includes loft access and a built-in storage cupboard. Both bedrooms are generous doubles, with bedroom one enjoying to windows that beautifully illuminate the space and bedroom two enjoying elevated views across the surrounding area. The bathroom is finished with a modern suite comprising a bath with shower over, vanity basin, W.C set against modern tiling.

The rear garden is a standout feature: south-facing, enclosed, and designed for easy upkeep with a mix of patio and artificial lawn bordered by sleek glass balustrades. Steps lead down to a gate providing access to the timber-framed car port. To the front, an allocated parking space adds further convenience.

Curtis Fields is a modern and well-connected development, only a short drive from Weymouth's Harbour, beautiful sandy beach and town centre. Local shops, amenities, and both primary and secondary schools are within easy reach.







Lounge/Diner 16'2" x 11'3" (4.94 x 3.43)

Kitchen 9'6" x 7'2" (2.90 x 2.19)

Cloakroom 4'8" x 3'8" (1.44 x 1.14)

Bedroom One 12'9" x 9'2" (3.89 x 2.80)

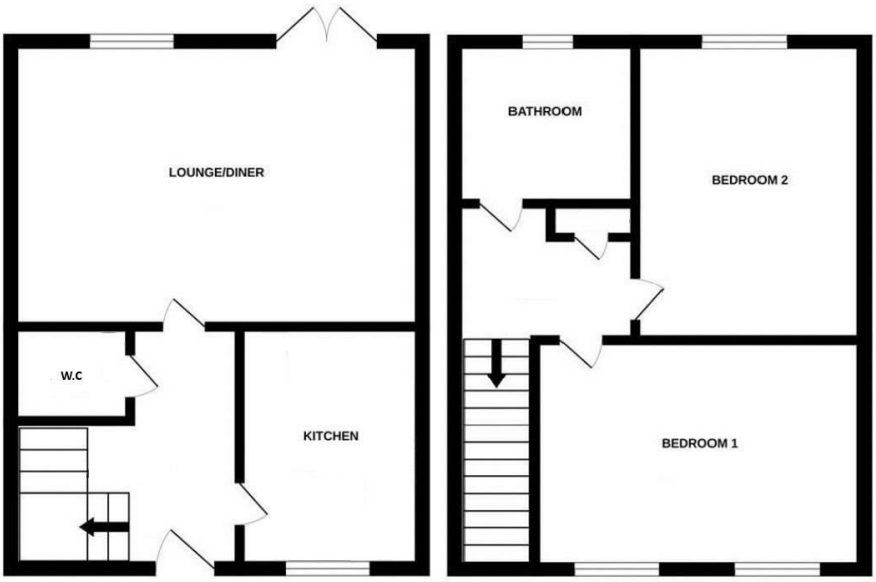
Bedroom Two 8'9" x 11'9" (2.68 x 3.60)

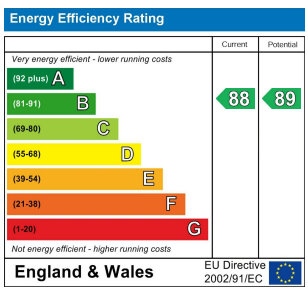
Bathroom 6'11" x 6'5" (2.12 x 1.96)

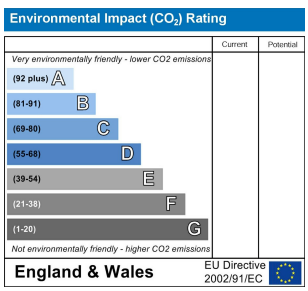
Estate Charge

The vendor informs us there is a annual estate charge of approx £185.









Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.