Instinct Guides You

Curtis Way, Weymouth
£285,000

- No Onward Chain
- Fronts A Green Space
- Off Road Parking
- Cul-de-sac Position On Estate
- Two Double Bedrooms
- Open Plan Lounge / Diner
- Westerly Aspect Garden
- Modern Contemporary Kitchen & Bathroom

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

This well-presented detached two-bedroom home fronts an attractive green space and enjoys a low maintenance westerly garden and carport. With a stylish contemporary finish and generous proportions throughout, the home boasts a versatile layout and excellent storage. A range of amenities can be found within close proximity.

The downstairs is well proportioned, initially by a large lounge/diner spanning the length of the property. Patio doors amplify the sense of light and provide an outlook to the garden - thoughtfully utilising the westerly aspect to benefit the inherent bright nature of the home. Adjacent, a stylish contemporary kitchen benefits similarly and has room for appliances and an integrated dishwasher amongst ample worksurface and storage space; The room also contains a door to grant access to the garden. A generous cloakroom completes the downstairs accommodation.

Upstairs, both bedrooms are well-proportioned doubles with an abundance of space for furnishings, further encapsulating the home's considerate configuration with bedroom one enjoying a spacious built-in wardrobe. The family bathroom is finished with sleek modern tiling and provides a bath with shower over, toilet and hand basin. A large storage cupboard completes the floor.

The home's garden has been finished to a low maintenance standard and enjoys an outdoor cooking area and substantial shed. The garden has two points of side access one of which leads directly to the car port.

Room Dimensions

Lounge / Diner 17'8" x 10'9" (5.41 x 3.29)

Kitchen 11'1" x 8'7" (3.40 x 2.62)

Cloakroom 6'0" x 3'10" (1.84 x 1.19)

Bedroom One 10'11" x 10'10" (3.34 x 3.32)

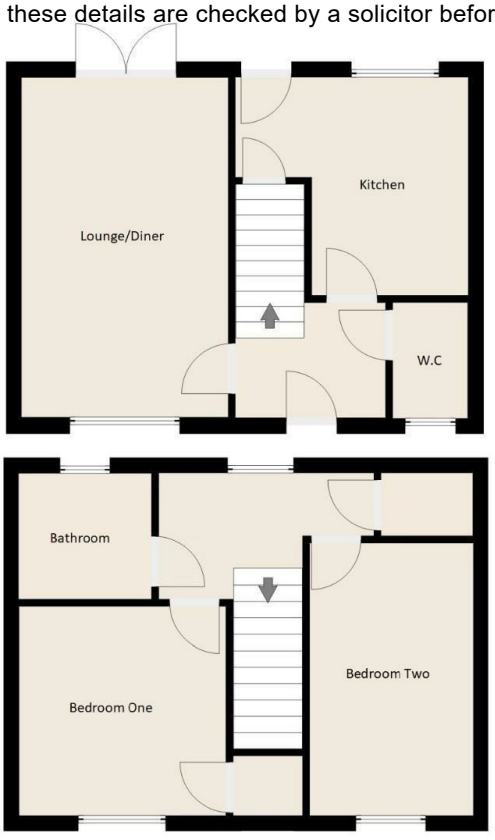
Bedroom Two 14'2" x 8'9" (4.33 x 2.69)

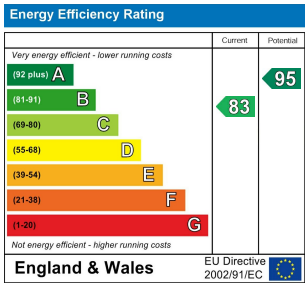
Bathroom 7'0" x 6'6" (2.15 x 2.00)

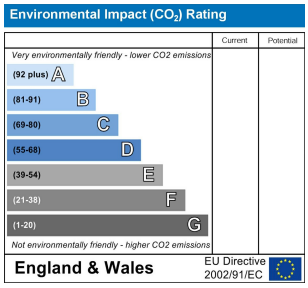
Agents Notes

The vendor informs us the property pays an estate charge of approximately £230pa for the maintenance and upkeep of green spaces on the Curtis Fields development.

We recommend these details are checked by a solicitor before incurring costs.







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.