



12 Davis Crescent  
Weymouth, DT4 0FG

**£285,000 Freehold**





## 12 Davis Crescent Weymouth, DT4 0FG

A Detached two bedroom house located on the popular Curtis Fields approximately two miles from Weymouth town Centre and harbour Area and good local amenities close by. Internally the property has been well maintained and benefits from a modern refitted kitchen a ground floor WC and lounge with French doors to the rear garden, an the first floor are two double bedrooms with built in wardrobes in both and a family bathroom. Outside there is a low maintenance garden and a parking space to the side.

### Entrance Hall

### Cloakroom

White suite WC and wash hand basin

### Lounge

16'2" x 11'1" (4.94 x 3.40)

French Doors to patio and rear garden, side windows

### Kitchen

9'7" x 7'3" (2.94 x 2.21)

Fitted with a modern range of kitchen units with sink unit set into work surface with drawers and cupboards below, built in gas hob and electric over, space for washing machine and fridge freezer

### Landing

Airing cupboard

### Bedroom 1

12'9" x 9'3" (3.90 x 2.82)

Built in wardrobes

### Bedroom 2

11'9" x 8'10" (3.60 x 2.70)

Built in wardrobe

### Bathroom

fitted with white bathroom suite with l shaped shower bath with shower above, wash hand basin and WC

### Garden

Small garden to the front, low maintenance garden to the rear which is walled on two sides. partly laid to patio and the the remainder mainly to Astro turf, there is a side gate and shed space to the side

### Parking

One allocated parking space to the side

### Council Tax

Band C with Dorset Council

### Utility Supplies

Mains gas Electric water & drainage connected







### Service Charge

There is a site surface charge through Curtis Fields management of £238

### Flood Risk

Very low risk of flooding from rives sea or surface water

### Construction

Traditionally built with cavity walls with brick elevations under a pitched roof

### Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone O2 & 3 are strong, EE is average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 3 mbps superfast 67 mbps ultrafast 1800 mbps

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

