Hull Gregson Hull

Plot 383 Curtis Fields 1 Bramble Way

Weymouth, DT4 0TS

£290,000 Freehold

2 | 1 | 1 | B

Plot 383 Curtis Fields 1

Weymouth, DT4 0TS

CURTIS FIELDS. Plot 383. The property is semi detached two bedroom house with natural stone elevations, a Crocus house type Example 3 D Tour Available with parking for two cars side by side. Internally there is an ample lounge with French Doors on to a south east facing full width patio and a contemporary kitchen fitted with kitchen supplied by Kitchen Craft with built in appliances including double oven, hob, integrated dish washer. on the first floor are two double bedrooms plus a family bathroom, outside is a larger sized south east facing rear garden. Situated two miles from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, Photo Voltaic panels on the roof, gas central heating, upvc double glazed windows, LVT Flooring to the ground floor included supplied by Top Mark Carpets. Plot 384 is ready for occupation . N.B. There is a site service charge of £295 per annum. N.B. Photos shown are of a similar property be aware plots can vary

Entrance Hall

Cloakroom
5'10" x 4'11" (1.8 x 1.5)
White suite with WC with concealed cistern and wash hand basin with cabinet below

Lounge
18'0" x 10'9" (5.50 x 3.30)
French Doors to south East facing rear garden and patio

Kitchen
12'9" x 11'9" (3.9 x 3.6)
Fitted with contemporary kitchen units Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine door to patio and rear garden. Door to under stairs cupboard with power points

Landing
Built in cupboard housing gas boiler

Bedroom 1
13'5" x 12'9" max (4.10 x 3.9 max)
Built in Cupboard

Bedroom 2
11'1" x 10'9" (3.40 x 3.30)

Bathroom
7'2" x 6'6" (2.20 x 2.00)
Fitted with three piece suite comprising Panel bath with shower and screen above, WC with concealed cistern, Wash hand basin set in cabinet, towel radiator

Parking
Parking for two cars side by side

Outside
Small garden to the front, enclosed larger sized south east facing garden to the rear with a full width patio with the remainder to lawn, rear access

Council Tax
To Be assessed

Construction
The property is traditionally built with cavity walls with natural stone elevations under a pitched roof.
The properties are built to comply with modern building regulations with mobility access

Service Charge
Curtis Fields Management company looks after the communal areas of the site, there is an annual service charge to cover this of £295 per property

Photo Voltaic Roof Panels
There are Photo Voltaic panels to the roof which will belong to the property

Flood Risk
No Low Risk of flooding from rivers or sea
Medium Risk from surface water

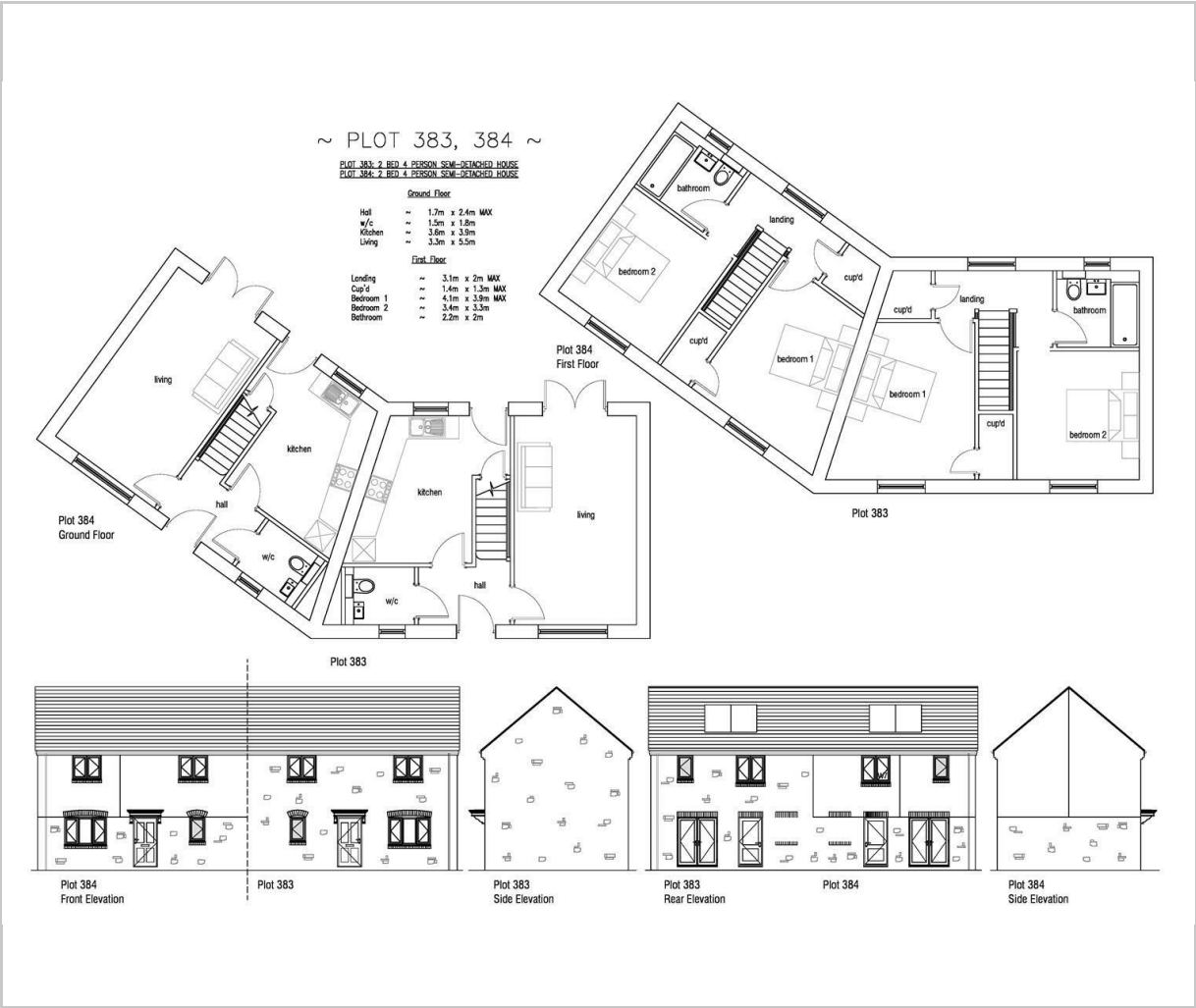
Conenants
A list of the Curtis Fields Covenants is available on request

Utility Supplies
Mains gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage
Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

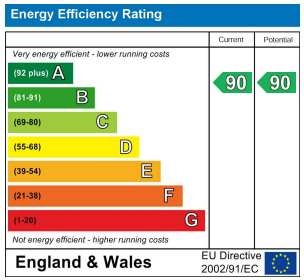
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

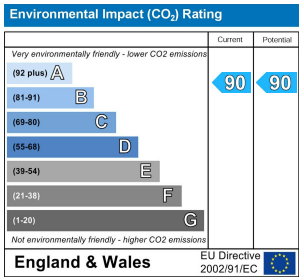
Floor Plan



Area Map

Energy Efficiency Graph





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.

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.

35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk