



Plot 398 Curtis Fields 20 Bramble Road  
Weymouth, DT4 0TS

**£280,000 Freehold**

## Plot 398 Curtis Fields 20

Weymouth, Dorset

CURTIS FIELDS. Plot 398 The property is a Lily house type (Example Virtual tour Available) comprises of a Two bedroom detached coach houses style with a single Garage underneath and a parking space in front (the other two garages are sold with other plots on long leasehold interests). Internally there is an entrance hall with access to the rear garden and a staircase leading to the first floor where there is an ample lounge which is open plan onto a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, hob, and cooker hood. There is an inner hallway which also gives access to two double bedrooms, plus a bathroom. Outside the garden is West facing and offers n ample patio with the remainder to lawn. All properties have a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 398 is ready for occupation. N.B. There is a site service charge of £295 per annum N.B. photos shown maybe of a similar plot please check with estate agent

### Entrance Hall

Staircase leading to first floor and door to rear garden

### Lounge

15'8" x 11'1" (4.8 x 3.4)

Open plan to kitchen

### Kitchen

12'1" x 8'10" (3.7 x 2.7)

Contemporary fitted kitchen supplied and kitted by Kitchen Craft. Appliances include built in double oven, 4 ring hob, cooker hood, Sink unit set into work tops with drawers and cupboards below, wall mouthed cupboards

### Inner Hall

### Bedroom 1

17'0" x 8'10" (5.2 x 2.7)

### Bedroom 2

13'1" x 10'9" (4.00 x 3.30)

### Bathroom

9'2" 6'10" (2.80 2.10)

Fitted with white three piece suite comprising a Panel bath with shower above and shower screen, W C with concealed Cistern and wash hand basin with cabinet below Velux window

### Garage & Parking

There is a Garage with parking space in front underneath The other garages are sold on Long leasehold interests with other properties





### **Outside**

Enclosed West Facing Garden to the rear with ample patio, outside lighting, water tap and power points, remainder to lawn

### **Service Charge**

Curtis Fields Management Company is set up to maintain the communal areas of the site with a service charge of £295 per plot per annum

### **Construction**

The property is traditionally built with cavity walls with a brick elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

### **Utility Supplies**

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

### **Photo Voltaic Roof Panels**

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

### **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

### **Covenants**

A list of the Curtis Fields Covenants is available on request

### **Flood Risk**

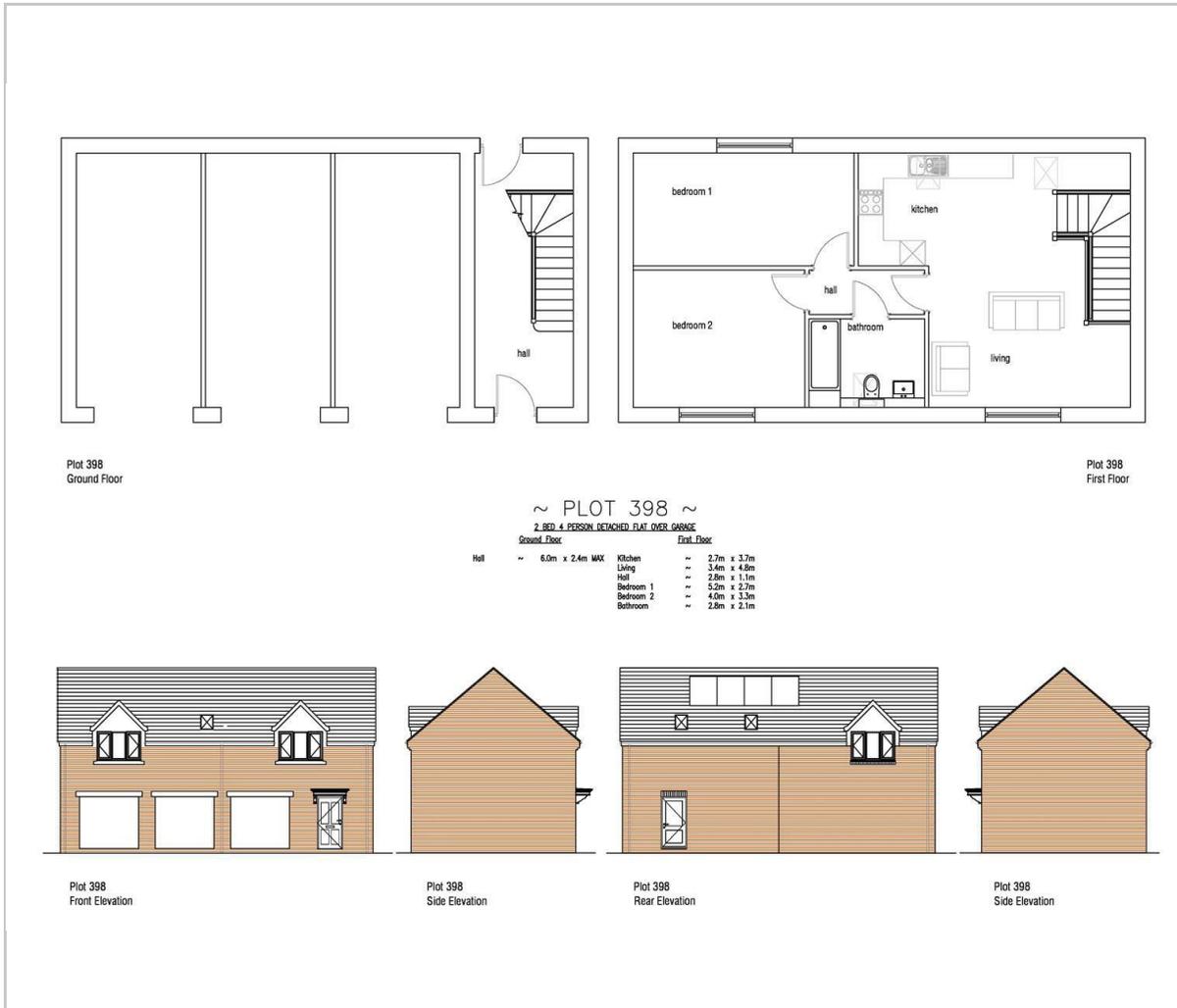
No Risk of flooding from rivers or sea Medium Risk from surface water

### **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



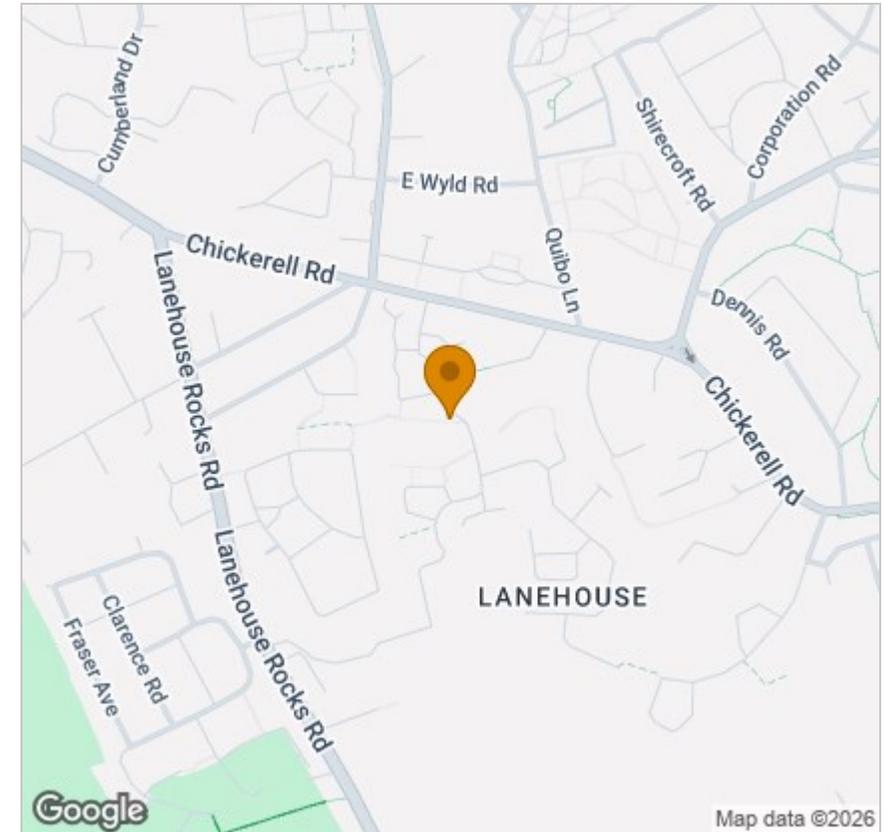
## Viewing

**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

