Hull
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Plot 346 Curtis Fields 70 Curtis Way

Weymouth, DT4 0TS

£430,000 Freehold

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Plot 346 Curtis Fields 70 Weymouth Way

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A brand new three bedroom detached family home located on Curtis Fields with a west facing rear garden, part natural stone elevations and side by side parking for two cars. Plot 346 is a Cedar house house type located on Curtis Fields within two mile from Weymouth Town Centre, Harbour Area and Esplanade. Internally there is a triple aspect lounge with French Doors opening onto a West facing rear garden, a contemporary kitchen diner with modern fitted kitchen supplied by Howdens with built in appliances including oven, touch control electric induction hob, integrated dish washer and fridge freezer plus access to a utility room. On the first floor is a three double bedrooms with an en suite and walk in wardrobe to the bedroom 1 plus a family bathroom.. All properties come with a 10 year NHBC warranty, gas central heating, UPVC double glazed windows, LVT flooring to the ground floor fitted by Top Mark in Weymouth. This property is scheduled to be ready November 2026. N.B. There is a site service charge of £295 per annum. N.B. phots shown may be from a similar property, properties can vary so please check any queries with the selling agent

Entrance Hall

Cloakroom
6'10" x 4'3" (2.10 x 1.3)
Wash hand basin set in to cabinet, WC with concealed cistern

Lounge
19'8" x 11'5" (6.00 x 3.50)
French doors leading to West Facing patio and rear garden

Kitchen Diner
19'8" x 11'5" (6.00 x 3.50)
Contemporary range of kitchen units supplied by Howdens Dorchester (choices available if reserved early) with Silestone Quartz worktops with upstands and soft close drawers and cupboards below, AEG & Lamona appliances including AEG touch control induction hob, cooker hood, AEG oven, an integrated fridge freezer and dishwasher.

Utility Room
7'6" x 5'2" (2.30 x 1.60)
Worktop with cupboard below plumbing for washing machine, cupboard housing boiler, access to under stairs cupboard, door to rear garden

Landing

Bedroom 1
11'5" x 11'5" (3.50 x 3.50)

En Suite Shower Room
7'10" x 4'11" (2.40 x 1.50)
White suite with tiled shower, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

Walk In Wardrobe
7'10" x 5'2" (2.40 x 1.60)

Bedroom 2
12'5" x 10'2" (3.80 x 3.10)

Bedroom 3
12'5" x 9'2" (3.80 x 2.80)

Bathroom
7'6" x 6'6" (2.30 x 2.00)
White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

LVT Flooring
LVT Flooring fitted to the ground floor by Top Mark Carpets in Weymouth

Outside
Small garden to the front and access to the side to larger sized west facing rear garden with Full Width of House Patio with outside lighting and power points and water tap, the remainder to turf with fenced boundary

Parking
Driveway to the side offering parking for two cars side by side

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

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

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

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

Council Tax
To Be Assessed

Phone and Broadband signal strength and coverage
Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

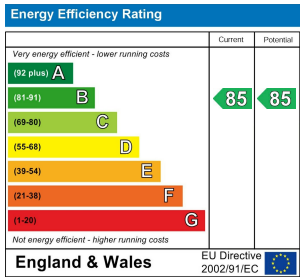
Flood Risk
To Be Assessed

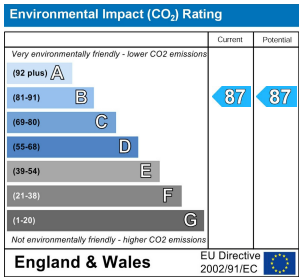
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

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