



Plot 654 Curtis Fields 105 Lanehouse Rocks Road
Weymouth, DT4 9HY

£287,500 Freehold



Plot 654 Curtis Fields 105

Weymouth DT4 9HY

A brand new energy efficient & environmentally friendly two bedroom house with a Band A energy rating. Plot 654 CURTIS FIELDS includes Photo Voltaic panels on the roof, battery storage for the energy generated, Air source heat pump powering under floor heating to the ground floor and radiators to the first floor.

The property is a IRIS style house 3D Tour is available. Comprising of a Two double bedroom end terraced house with an enclosed rear garden and two parking spaces. Internally there is a lounge with French Doors opening onto a full width patio and the rear garden, a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, 4 ring gas hob and integrated dish washer plus. On the first floor are two bedrooms plus a family bathroom, virtual tour available (plots may vary). All properties come with a 10 year NHBC warranty, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 654 is ready for occupation.

N.B. There is a site service charge of £295 per annum.

Entrance Hall

Cloakroom

6'2" x 4'3" (1.90 x 1.30)

Wash hand basin set in to cabinet, WC with concealed cistern

Lounge

18'0" x 11'1" (5.50 x 3.40)

French doors to patio and rear garden

Kitchen

14'1" x 7'2" (4.30 x 2.20)

Kitchen supplied can fitted by Kitchen Craft (choices available if reserved early)

Contemporary range of kitchen units with appliances including Touch Control hob, cooker hood, double oven, and dish washer, + Plumbing for washing machine and space for Fridge freezer

Landing

Airing Cupboard housing hot water cylinder

Bedroom 1

11'1" x 11'1" (3.40 x 3.40)

Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

Bathroom

7'2" x 6'6" (2.20 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

Outside

Small garden to front plus Enclosed rear garden with patio across the house and the remainder to turf and with fenced surround, there will be outside lighting. a water tap and power points

Parking

2 allocated parking spaces to courtyard in front





Central Heating, Photo Voltaic Panels and Battery
The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor

Photo Voltaic panel are on the roof producing circa 1.6 KW plus there is approx. 5 KW of battery storage

Construction

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

Service Charge

Site service service charge of £295 managed by Curtis Fields Management Company

Council Tax

To be assessed

Covenants

A list of the Curtis Fields Covenants is available on request

Utility Supplies

Mains, electricity, water and drainage connected, Water supply is metered, no gas connected

Phone and Broadband signal strength and coverage

Mobile phone signals are strong for Vodafone, O2 & Three average for EE, Internet and broadband not yet connected so not yet assessed

Flood Risk

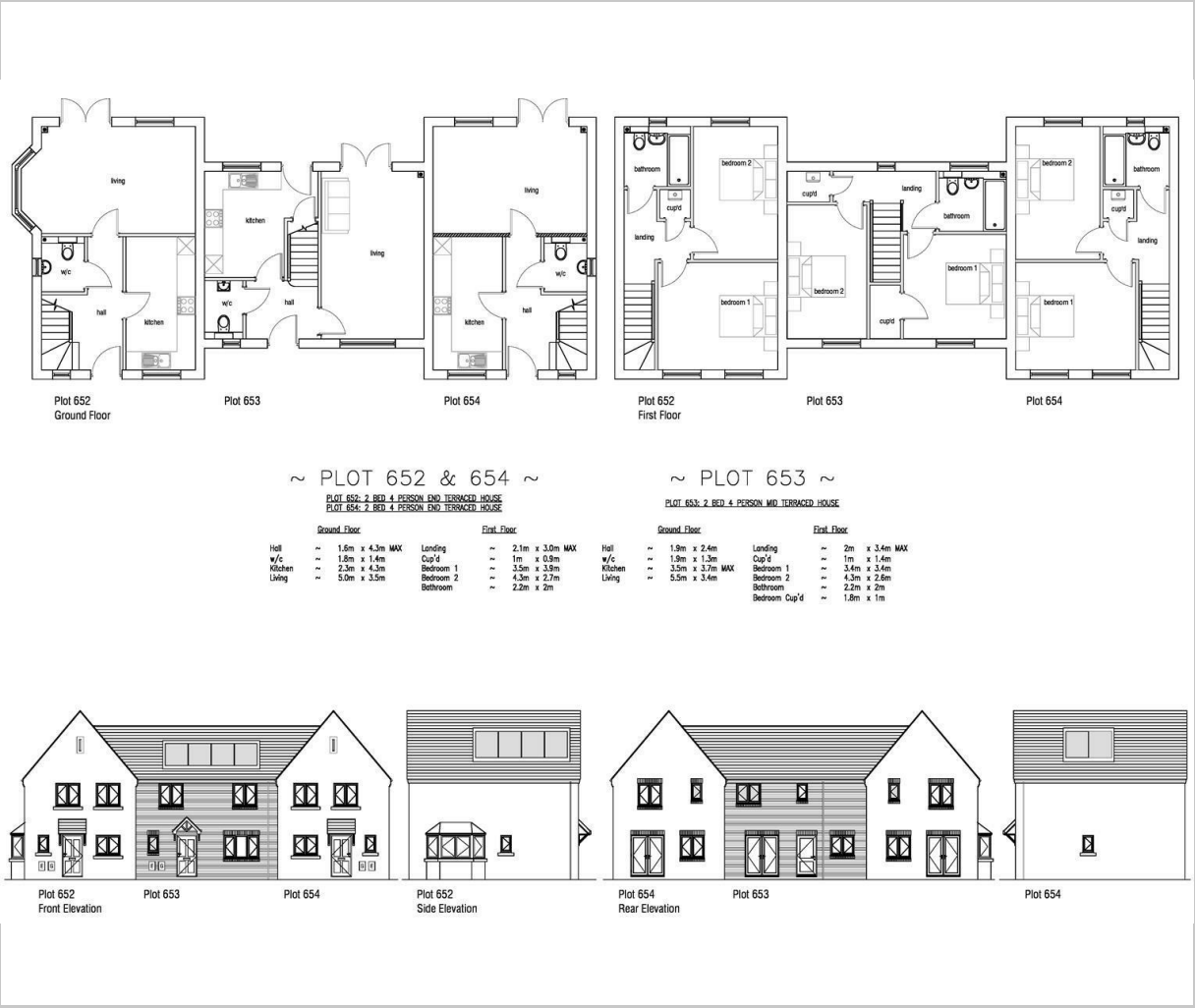
No Risk Low of flooding from rivers, sea , low risk from surface water

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

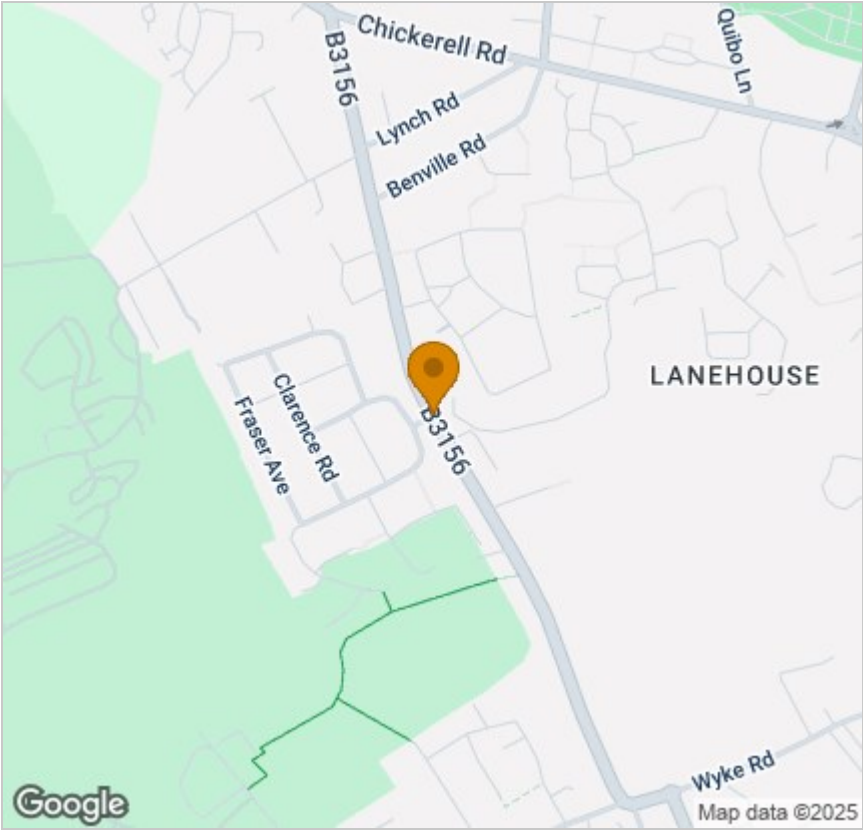


Viewing

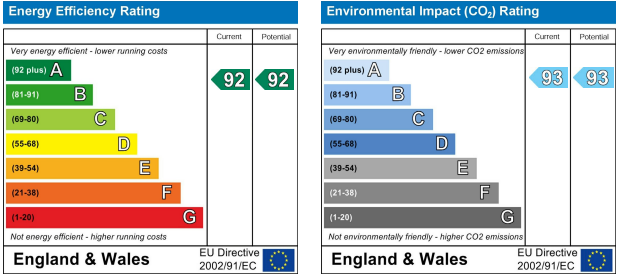
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



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