



Plot 368 Curtis Fields 31 Bramble Road  
Weymouth, DT4 0TS

**£357,500 Freehold**



# Plot 368 Curtis Fields 31

## Weymouth, Dorset

Curtis Fields Plot 368. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a larger sized terraced rear garden master bedroom with dressing area and Photo Voltaic panels on the roof. An IRIS 2 house type there is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area , Lounge with French Doors opening onto full width patio and larger sized rear garden with access to driveway parking for two cars to the side. There is a contemporary fitted kitchen with built in appliances including a double oven, hob, cooker hood, integrated dish washer & fridge freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. 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 368 is scheduled for completion September 2025. Photos shown maybe of similar plots, please check the plans or with estate agent as plots do vary.

### Entrance Hall

### Cloakroom

5'10" x 4'7" (1.80 x 1.40)

Fitted with a wash hand basin with cabinet below and wc with concealed cistern

### Kitchen

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

Contemporary fitted kitchen, With mixture of AEG & Lamona appliances include a electric oven, gas hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine supplied by Howdens, kitchen choices are available subject to the stage of build at their Dorchester kitchen showroom

### Lounge

16'4" x 11'1" (5.00 x 3.40)

French Doors on to large patio and rear garden

### Landing

Cupboard

### Bedroom 2

13'11" x 8'10" (4.25 x 2.70)

### Bedroom 3

11'3" x 9'0" (3.45 x 2.75)

### Bathroom

7'2" x 6'6" (2.20 x 2.00)

Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern and tiling

### Landing

Cupboard

### Bedroom 1

16'8" x 12'9" (5.10 x 3.90)

### En Suite Shower Room

7'10" x 8'2" max (2.40 x 2.50 max)

Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and wc with concealed cistern

### Dressing Area

9'2" x 7'10" (2.80 x 2.40)

Small garden to the front and there is an enclosed larger sized terraced rear garden with large patio across the rear of the house and the remainder to lawn and pedestrian access, there is also a water tap, power points and rear lighting.





### **Parking**

Driveway Parking for two cars to the side with an electric car charger provided

### **Council Tax**

To be assessed by Dorset Council

### **Management Company**

Curtis Fields Management Company maintains the communal areas with a service charge of £295 per plot per annum

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Central Heating & Photo Voltaic Panels**

The property is highly insulated with band a energy rating, central heating is supplied by a gas boiler and radiators

Photo Voltaic panel are on the roof are in the ownership of the property

### **Utility Supplies**

Mains Electricity, gas, water and drainage connected, water 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

### **Flood Risk**

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

### **Covenants**

A list of the Curtis Fields Covenants is available on request

### **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

