



10 Little Francis Drive
Weymouth, DT4 0FH

£310,000 Freehold



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A Two bedroom semi detached house with a Large Terraced SOUTH Facing rear garden and with two side by side parking spaces to the side. Plot 232 CURTIS FIELDS the property is a Snowdrop house type offering an ample lounge with French Doors on to a full width south facing patio and a contemporary kitchen fitted with kitchen supplied by Kitchen Craft with built in appliances including double oven and hob.. on the first floor are two double bedrooms plus a family bathroom. The property include gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth and is ready for occupation. N.B. There is a site service charge of £295 per annum. Photos shown maybe of similar plots please check with selling agent as plots can vary, an example 3D tour is also available

Entrance Hall
6'2" x 7'10" (1.90 x 2.40)

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

Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

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

Double aspect room with French Doors on to full width SOUTH FACING patio

Kitchen Breakfast Room
12'1" x 11'5" (3.70 x 3.50)

Fitted with contemporary cream coloured kitchen units with a walnut effect worktop supplied and fitted by kitchen Craft. Appliances include Double Oven, Hob, Cooker Hood, there is space for a fridge freezer and a washing machine, access to under stairs cupboard and door to rear garden

Landing
Cupboard

Bedroom 1
11'1" x 11'1" (3.40 x 3.40)
Built in Cupboard

Bedroom 2
14'1" x 8'6" (4.30 x 2.60)

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

Outside

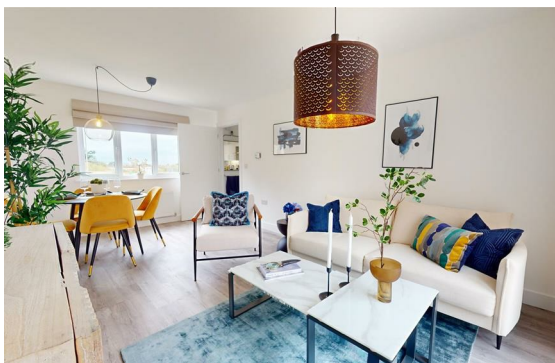
Small gardens to front and Larger sized South Facing terraced garden to rear, Rear garden has a large patio with the remainder turfed and with graveled areas , Outside Lighting, Power Points & Water Tap

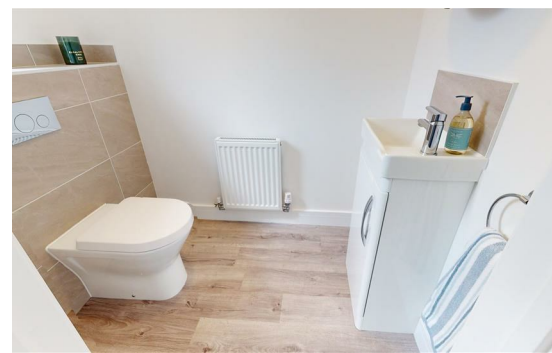
Parking

Two side by side parking spaces to the side

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





Council Tax
Band C with Dorset Council

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

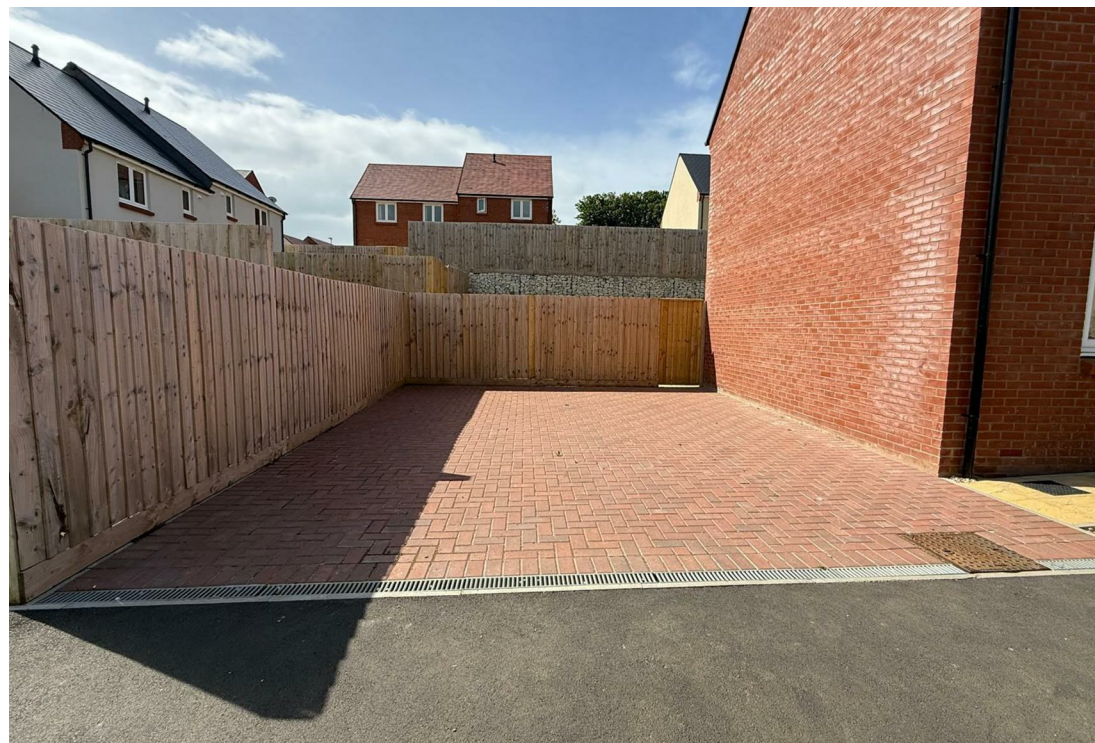
Construction
Traditionally built with brick elevations under a pitched roof

Flood Risk
Very Low Risk Low of flooding from rivers, sea or surface water

Phone and Broadband signal strength and coverage
O2, 3, & Vodafone signals are strong & EE are average,
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 7 mbps superfast 46 mbps ultrafast 1800 mbps

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

