Hull Gregson Hull

Plot 450 Curtis Fields 7 Stable Lane

Weymouth, DT4 0QL

£300,000 Freehold

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Plot 450 Curtis Fields 7

Weymouth, DT4 0QL

MARKHAM FIELDS. Plot 450 The property is a semi detached Crocus house type Example 3 D Tour Available comprising of a Two double bedroom semi detached house with larger sized southerly facing rear garden driveway parking for two cars to the side. Internally there is an ample lounge with French Doors on to a full width patio and a contemporary kitchen fitted with kitchen supplied by Kitchen Craft with built in appliances including double oven, hob, integrated dish washer. on the first floor are two double bedrooms plus a family bathroom. Located on the edge of Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the Curtis Fields development. situated just within a mile from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, Carpets & LVT Flooring is included. Plot 450 is ready for occupation. N.B. There is a site service charge of £295 per annum.

Entrance Hall

Cloakroom
5'10" x 4'11" (1.8 x 1.5)
White suite with WC with concealed cistern and wash hand basin with cabinet below

Lounge
18'0" x 10'9" (5.50 x 3.30)
French Doors to rear garden and patio

Kitchen
12'9" x 11'9" (3.9 x 3.6)
Fitted with contemporary light green kitchen units supplied and fitted by kitchen Craft Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine door to patio and rear garden. Door to under stairs cupboard with power points

Landing
Built in cupboard housing gas boiler

Bedroom 1
13'5" x 12'9" max (4.10 x 3.9 max)
Built in Cupboard,

Bedroom 2
11'1" x 10'9" (3.40 x 3.30)

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

Parking
driveway parking for two cars to the side

Outside
Small garden to the front, enclosed larger sized Southerly Facing garden to the rear with a full width patio with the remainder to lawn, gate to parking area

Council Tax
To Be assessed

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

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 per property

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

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

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

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

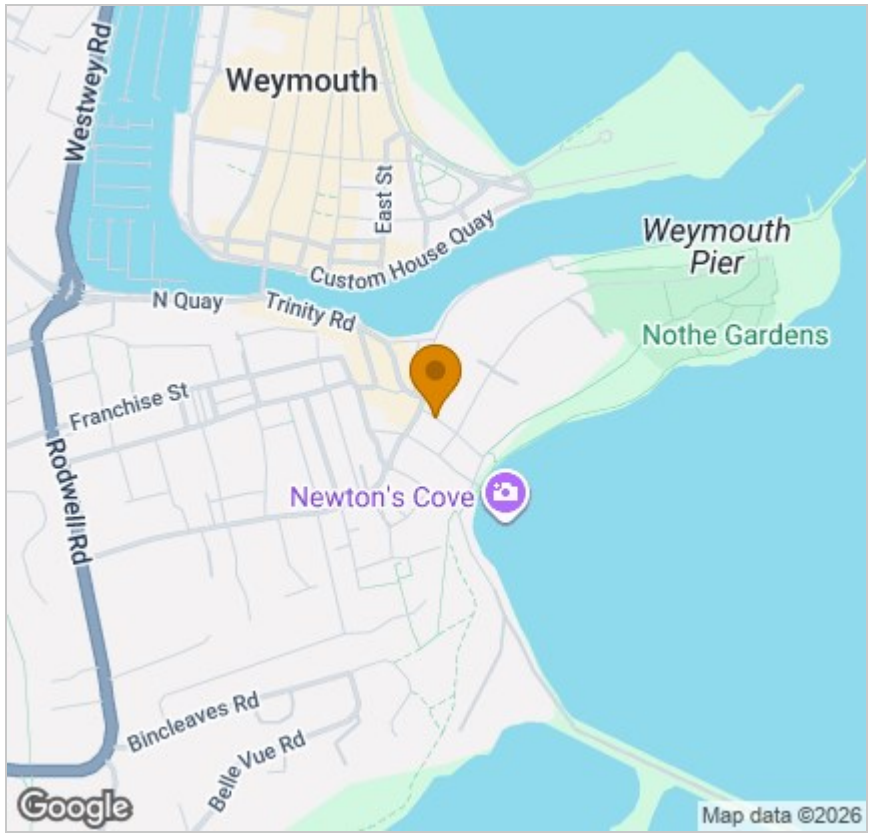
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection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

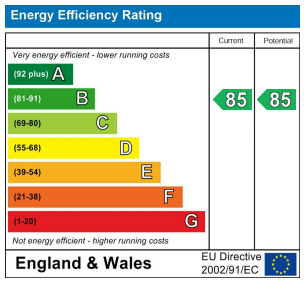
Viewing

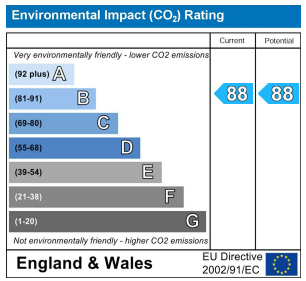
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph





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