



Plot 271 Curtis Fields 17 Old Farm Lane
Weymouth, DT4 0FH

£225,000 Freehold



Plot 271 Curtis Fields 17 Old Weymouth DT4 0FH

Curtis FIELDS. Plot 271. The property is a Tulip house type comprising of a One double bedroom semi detached house with one parking space in front. Internally there is a 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 and cooker hood, on the first floor a double bedrooms plus a bathroom. Located on Curtis Fields and situated just within two miles from Weymouth Town Centre, Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 271 is ready for occupation. Example 3d tour available 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

Entrance Hall

5'2" x 11'9" (1.60 x 3.60)

Cloakroom

4'11" x 4'3" (1.50 x 1.30)

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

Lounge

16'4" x 7'6" (5.00 x 2.30)

French Doors on to full width of house patio, open plan to kitchen

Kitchen

11'9" x 7'6" (3.60 x 2.30)

Fitted with contemporary kitchen units supplied and fitted by kitchen Craft Appliances include Double Oven, Hob, Cooker Hood, there is space for a fridge freezer a washing machine

Landing

Cupboard housing the gas boiler plus additional storage space

Bedroom

19'8" x 12'9" max measurements (6.00 x 3.90 max measurements)

Double aspect Windows front and rear

Bathroom

7'2" x 6'2" (2.20 x 1.90)

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

one Parking space to the front and path to front door. Enclosed Garden to rear, which has a full width patio with the remainder turfed. Outside Lighting, Power Points & Water Tap, gate to the side giving pedestrian access

Parking

One parking spaces to the front of the house,

Construction

The property is traditionally built with cavity walls with a rendered elevations under a Slate effect 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

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

Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

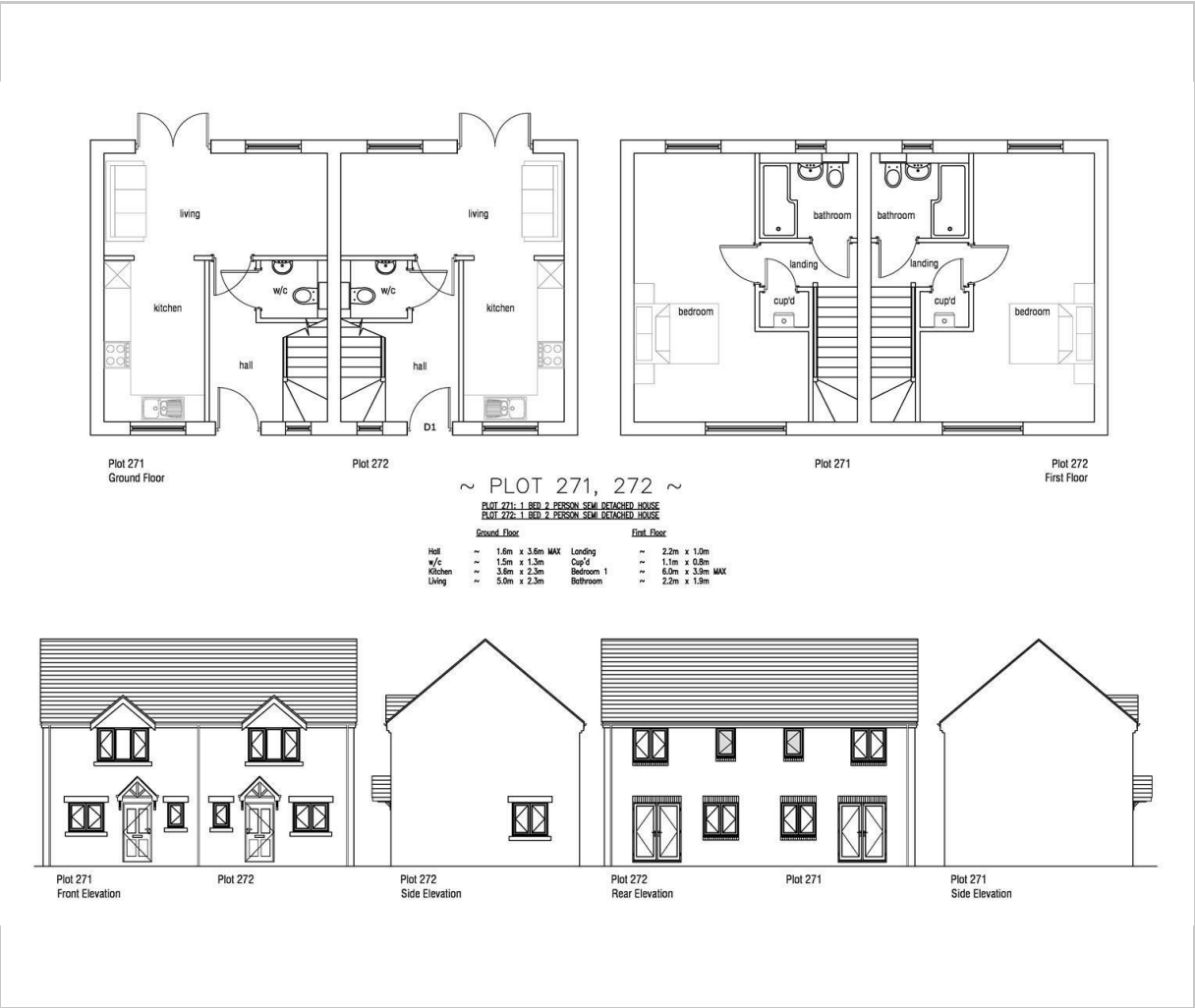
Floor Risk

Very Low Risk Low of flooding from rivers, sea or 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

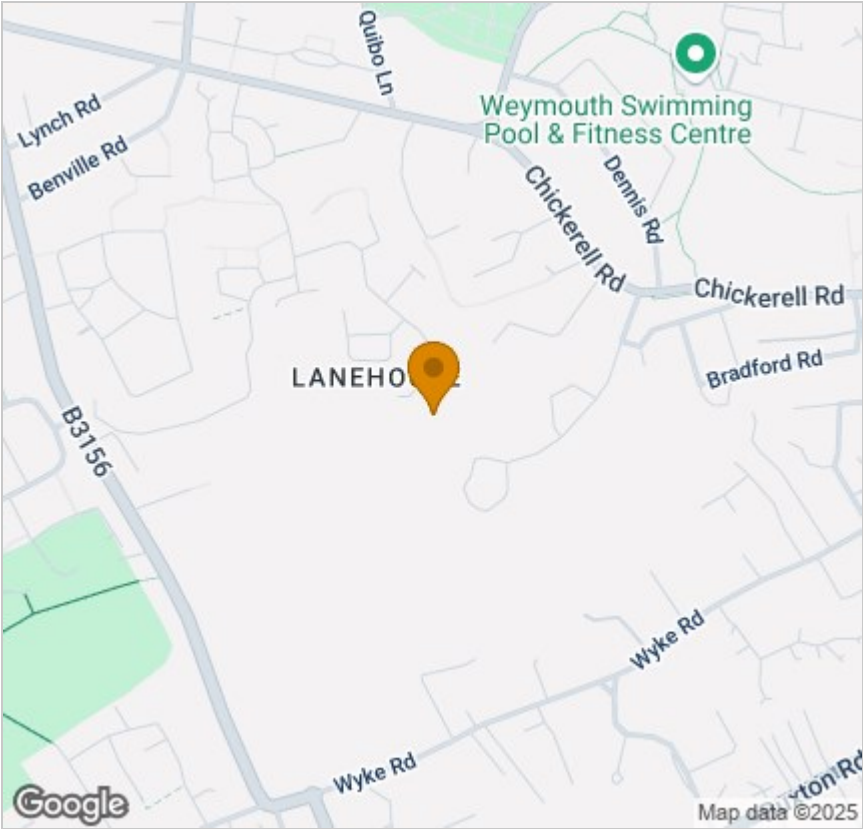


Viewing

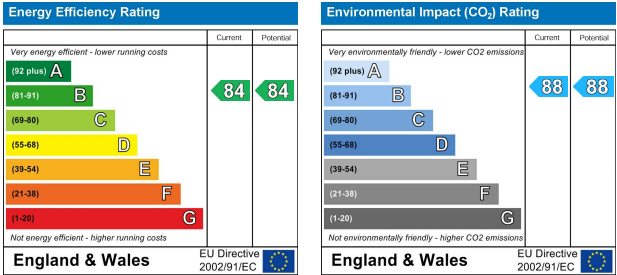
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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