



Plot 447 Markham Fields 13 Stable Lane  
Weymouth, DT4 0QL

**£295,000 Freehold**





## Plot 447 Markham Fields 13

Weymouth DT4 0QL

Markham Fields. Plot 447. The property is a IRIS house type example 3D Tour & TikTok are available. Comprising of a Two double bedroom end terraced house with larger sized Southerly Facing rear garden and two tandem parking spaces to the rear. Internally there is a lounge with side window plus 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. Located on Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the 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, and Carpets & LVT flooring included supplied by Top Mark in Weymouth. Plot 447 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 south Facing patio and rear garden, side window

#### 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 4 ring gas hob, cooker hood, double oven, and dish washer, + Plumbing for washing machine and space for Fridge freezer

### Landing

Airing Cupboard housing gas boiler

#### 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 South facing split level 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

Two tandem parking spaces to the rear







### **Construction**

The property is traditionally built with cavity walls with a brick & render 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 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

### **Flood Risk**

Awaiting assessment

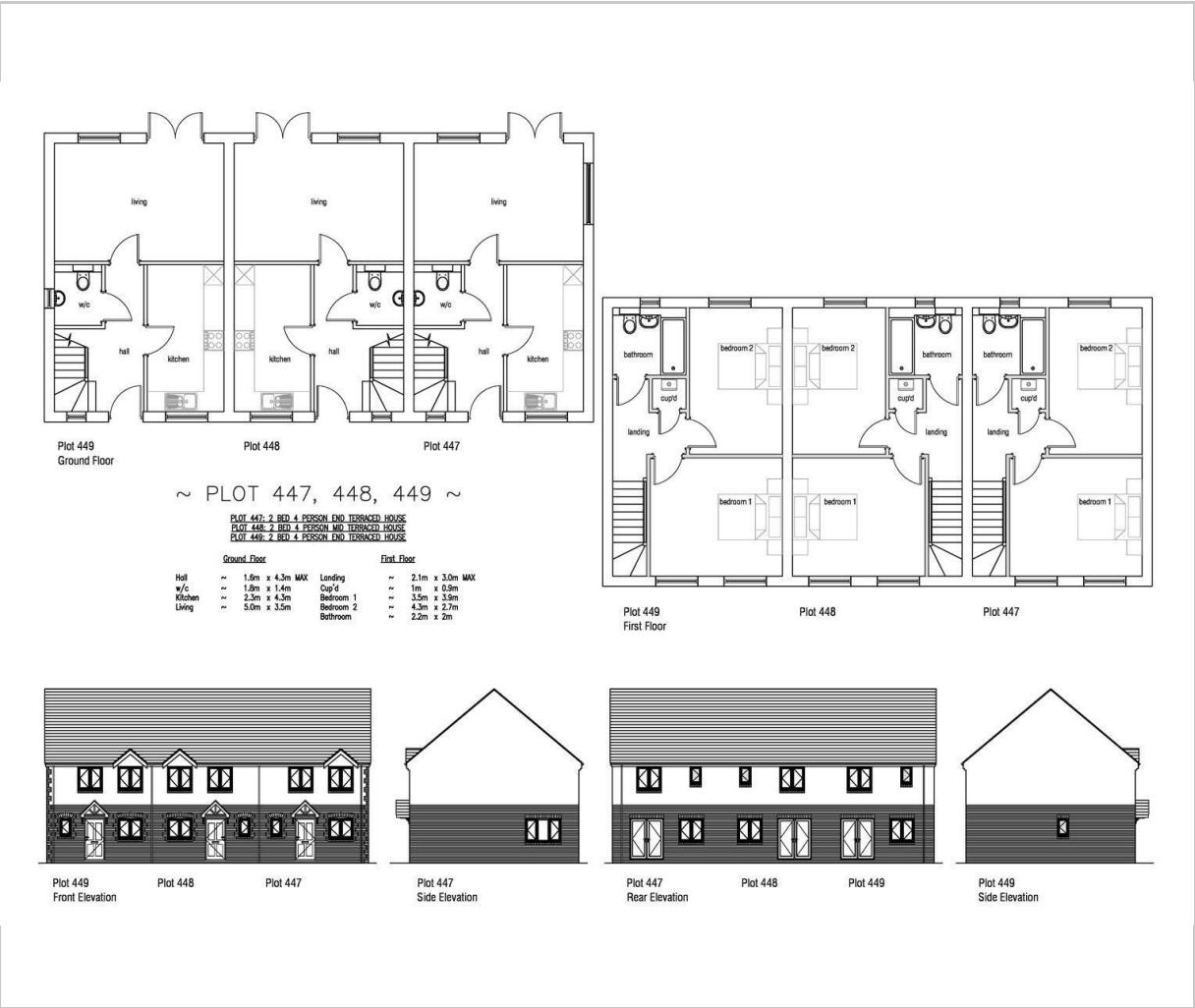
### **Legal Disclaimer**

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

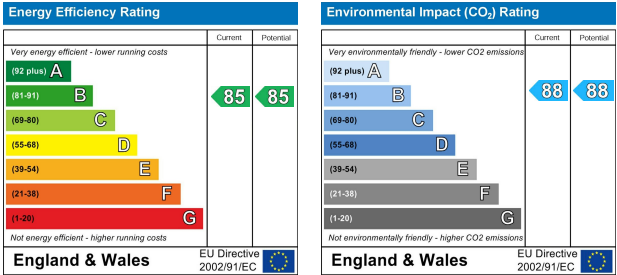
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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