Hull
Gregson
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Plot 344 Curtis Fields 74 Curtis Way

Weymouth, DT4 0TS

£292,500 Freehold

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CURTIS FIELDS. Plot 344. The property is semi detached two bedroom house with, a Crocus house type Example 3 D Tour Available with 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 Howdens with built in appliances including AEG oven, AEG touch control induction hob, integrated dish washer. on the first floor are two double bedrooms plus a family bathroom, outside is an enclosed rear garden. Situated two miles from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, Photo Voltaic panels on the roof, gas central heating, upvc double glazed windows, LVT Flooring to the ground floor included supplied by Top Mark Carpets. Plot 344 is ready for occupation. N.B. There is a site service charge of £295 per annum. N.B. Photos shown are of a similar property be aware plots can vary

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 patio & rear garden

Kitchen
12'9" x 11'9" (3.9 x 3.6)
Fitted with contemporary kitchen units supplied by Howdens Appliances include AEG Oven, AEG touch control induction 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
Parking for two cars tandem to the side

Outside
Garden to the front, enclosed garden to the rear with a full width patio with the remainder to lawn, side pedestrian access

Council Tax
To Be assessed

Construction
The property is traditionally built with cavity walls with 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

Photo Voltaic Roof Panels
There are Photo Voltaic panels to the roof which will belong to the property

Flood Risk
Awaiting assessment

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

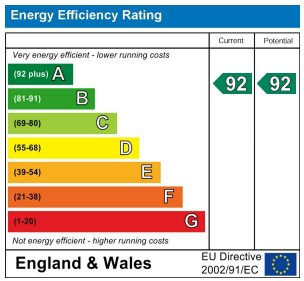
Phone and Broadband signal strength and coverage
Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

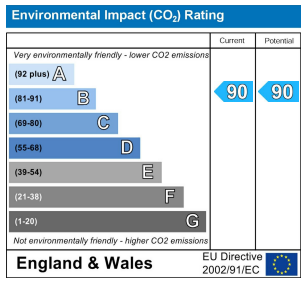
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

Area Map

Energy Efficiency Graph





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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