



Plot 400 Curtis Fields 24 Bramble Road  
Weymouth, DT4 0TS

**£292,500 Freehold**

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# Plot 400 Curtis Fields 24

Weymouth, Dorset

CURTIS FIELDS. Plot 400. The property is a IRIS house type with Natural stone Elevations, example 3D Tour is available. Comprising of a Two double bedroom terraced house with an West Facing rear garden and a leasehold Garage plus a parking space in front. Internally there is a lounge with 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, virtual tour available (plots may vary). All properties come with a 10 year NHBC warranty, gas central heating, UPVC double glazed windows, Carpets & LVT flooring included (already fitted). Plot 400 is ready for occupation. N.B. There is a site service charge of £295 per annum. Photos shown are of a similar property.

## Entrance Hall

### Cloakroom

5'10" x 4'7" (1.80 x 1.40)

Wash hand basin set in to cabinet, WC with concealed cistern

### Lounge

16'4" x 11'5" (5.00 x 3.50)

French doors to West Facing patio and rear garden

### Kitchen

14'1" x 7'6" (4.30 x 2.30)

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

11'5" x 12'9" (3.50 x 3.90)

### Bedroom 2

14'1" x 8'10" (4.30 x 2.70)

### 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 Enclosed west facing rear garden with patio across the house with the remainder to turf and with fenced surround, there will be outside lighting, a water tap and power points

### Garage & Parking

Garage held on a long Leasehold close by with parking space in front





### Construction

The property is traditionally built with cavity walls with a stone elevations under a slate effect 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

### Photo Voltaic Roof Panels

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

### 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

### Flood Risk

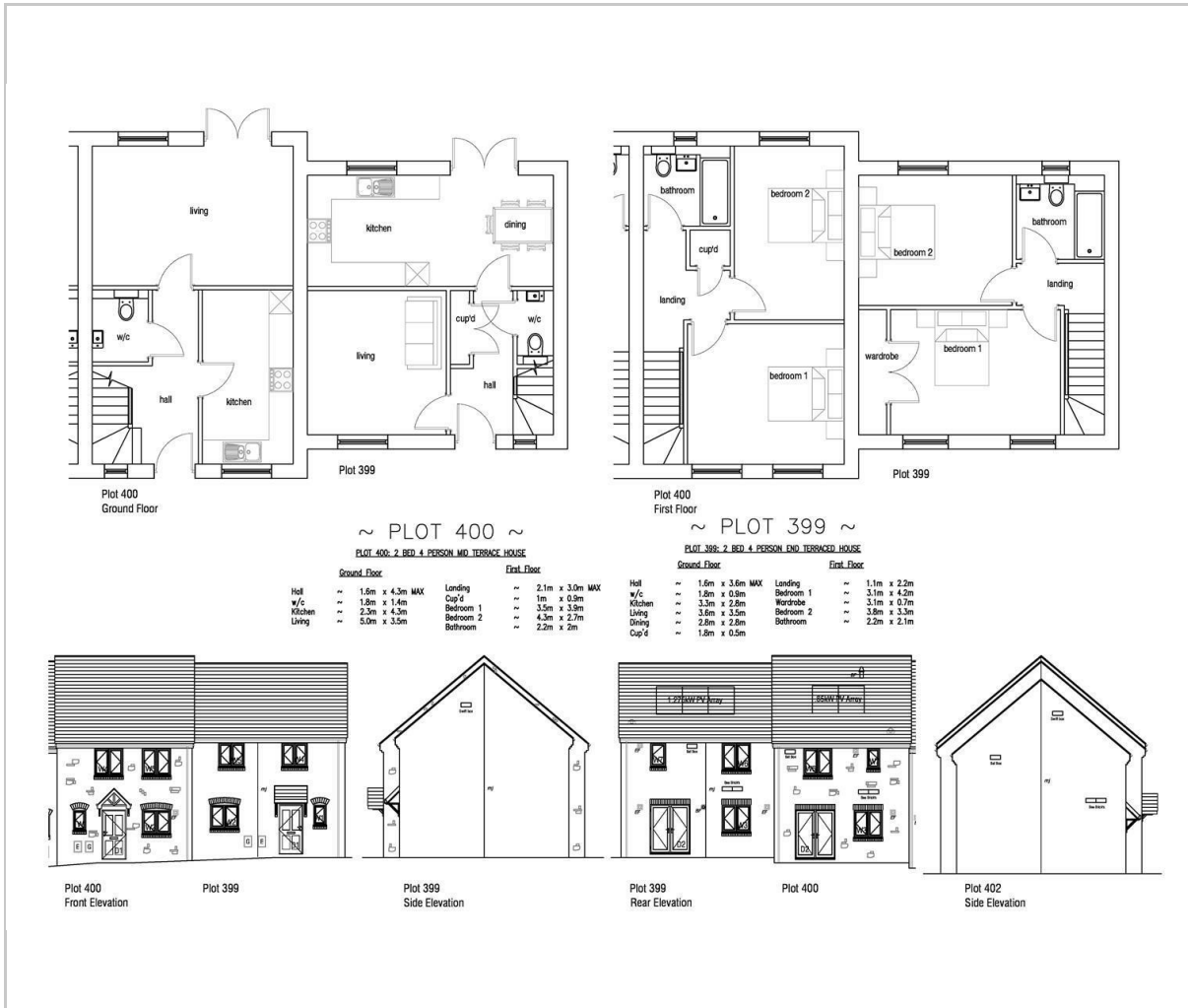
No Low Risk of flooding from rivers or sea  
Medium Risk from surface water

### 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

