

Plot 368 Curtis Fields 31 Weamouth, PT40TS

Curtis Fields Plot 368. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a larger sized terraced rear garden master bedroom with dressing area and Photo Voltaic panels on the roof. An IRIS 2 house type there is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area, Lounge with French Doors opening onto full width patio and larger sized rear garden with access to driveway parking for two cars to the side. There is a contemporary fitted kitchen supplied by Howdens with built in appliances including AEG oven, AEG Touch Control Induction Hob, cooker hood, Integrated Dishwasher & Fridge Freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. All properties come with a 10 year NHBC warranty, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 368 is scheduled for completion September 2025. Photos shown maybe of similar plots, please check the plans or with estate agent as plots do very.

Entrance Hall

Cloakroom

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

Fitted with a wash hand basin with cabinet below and we with concealed cistern

Kitchen
14'1" x 7'2" (4.30 x 2.20)
Contemporary fitted kitchen, With mixture of AEG & Lamona appliances include AEG electric oven, AEG touch Control Induction Hob, cooker hood, integrated Dishwasher and Fridge Freezer plus a space for a washing machine

supplied by Howdens, kitchen choices are available subject to the stage of build at their Dorchester kitchen showroom

Lounge 16'4" x 11'1" (5.00 x 3.40) French Doors on to large patio and rear garden

Landing Cupboard

Bedroom 2 13'11" x 8'10" (4.25 x 2.70)

Bedroom 3 11'3" x 9'0" (3.45 x 2.75)

Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and we with concealed cistern and tiling

Landing Cupboard

Bedroom 1 16'8" x 12'9" (5.10 x 3.90)

En Suite Shower Room

7'10" x 8'2" max (2.40 x 2.50 max)

Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and we with concealed cistern

Dressing Area 9'2" x 7'10" (2.80 x 2.40)





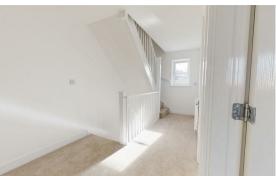


















Outside

Small garden to the front and there is an enclosed larger sized terraced rear garden with large patio across the rear of the house and the remainder to lawn and pedestrian access, there is also a water tap, power points and rear lighting.

Parking

Driveway Parking for two cars to the side with an electric car charger provided

Council Tax

To be assessed by Dorset Council

Management Company

Curtis Fields Management Company maintains the communal areas with a service charge of £295 per plot per annum

Construction

Traditionally built with brick elevations under a pitched roof

Central Heating & Photo Voltaic Panels

The property is highly insulated with band a energy rating, central heating is supplied by a gas boiler and radiators

Photo Voltaic panel are on the roof are in the ownership of the property

Utility Supplies

Mains Electricity, gas, water and drainage connected, water 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

Covanants

A list of the Curtis Fields Covenants is available on request

Legal Disclaimer

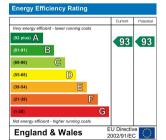
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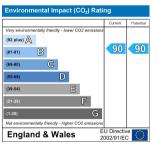
Floor Plan Area Map





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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