Hull Gregson Hull



Plot 315 Curtis Fields 68 Orchard Way

Weymouth, DT4 0FH

£420,000 Freehold

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Plot 315 Curtis Fields 68
Weymouth, DT4 0FH

A Brand New Three bedroom detached house with a Band A Energy Rating located on the popular Curtis Fields development. Plot 315 offers an ample triple aspect lounge plus a contemporary kitchen diner with modern fitted Howdens kitchen with Silastone Worktops & built in appliances including AEG oven, AEG touch control electric induction hob plus integrated dish washer and frost free fridge freezer, there is also a utility room. on the first floor is a three double bedrooms with a walk in wardrobe and en suite to bedroom 1 plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, LVT flooring included to the ground floor supplied by Top Mark Carpets. Curtis Fields is a sought after development situated two miles from Weymouth Town Centre, Harbour Area and Esplanade and with good local amenities close. N.B. There is a site service charge of £295 per annum. N.B. Some photos used may be of similar plots, be aware plots can vary

Entrance Hall
Stairs to first floor

Cloakroom
W C with concealed Cistern and wash hand basin

Lounge
20'8" x 11'9" (6.30 x 3.60)
French Doors onto patio and rear garden, side window making this a triple aspect room.

Kitchen Area
11'5" x 9'6" (3.50 x 2.90)
Contemporary range of Kitchen unit supplied and fitted by Howdens, Silastone worktops, appliances include, AEG oven, AEG electric touch control induction hob, cooker hood, integrated fridge freezer and dishwasher

Dining Area
11'1" x 11'5" (3.40 x 3.50)

Utility Room
Worktop with cupboard below & space for washing machine below , cupboard housing gas boiler, Door to understairs cupboard, door to rear garden

Landing
Velux window

Bedroom 1
12'9" x 11'1" (3.90 x 3.40)

Walk In Wardrobe
7'6" x 5'6" (2.30 x 1.70)
Velux window

En Suite Shower Room
7'10" x 4'11" (2.40 x 1.50)
Contemporary white suite comprising tiled shower, wash hand basin with cabinet below & W C with concealed cistern, towel radiator, velux window

Bedroom 2
11'9" x 10'5" (3.60 x 3.20)

Bedroom 3
11'9" x 9'6" (3.60 x 2.90)

Family Bathroom
Fitted with contemporary white suite comprising panel bath with shower and screen above, wash hand basin with cabinet below & W C with concealed cistern, towel radiator

Outside
Garden area to the front, Rear garden offers a large full width tiled patio with outside lighting, power points and water tap, the remainder will be laid to lawn there is a further lawned area to the side and the rear garden has has a fenced surround.

























Parking
Two tandem parking spaces alongside to the left of the house

LVT Flooring
LVT flooring to ground floor supplied by Top Mark Carpets in Weymouth

Council Tax
To Be assessed by Dorset Council

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

Service Charge
Curtis Fields Management Company manages the communal areas of the development for which there is a £295 service charge

Construction
The property is traditionally built with cavity walls with brick elevation under a pitched roof.
The properties are built to comply with modern building regulations with mobility access

Utility Supplies
Mains gas, electricity, water and drainage connected, Water supply is metered

Covenants
A list of the Curtis Fields Covenants is available on request

Flood Risk
Very Low Risk Low of flooding from rivers, sea or surface water

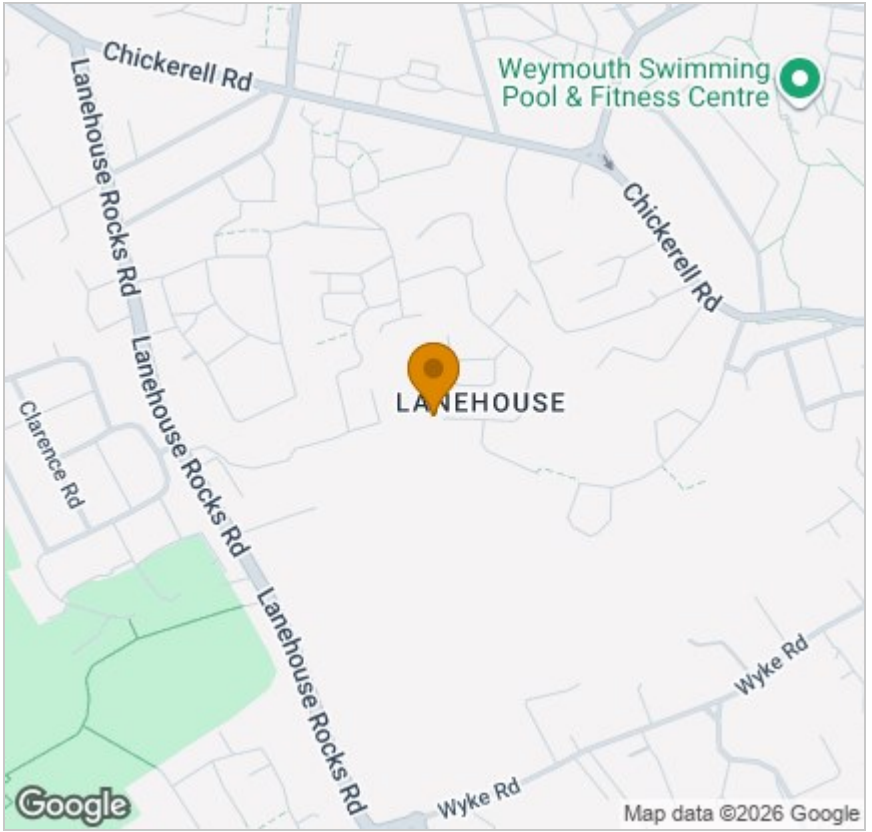
Phone and Broadband signal strength and coverage
Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

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.

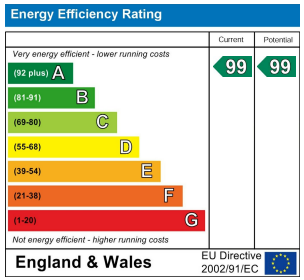
Floor Plan

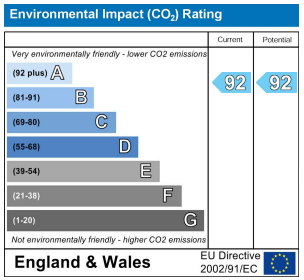


Area Map



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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