

Plot 363 Curtis fields 41 Bramble Road  
Weymouth, DT4 0TS

**£230,000 Freehold**





# Plot 363 Curtis fields 41

## Weymouth, DT4 0TS

CURTIS FIELDS. Plot 363. The property is an Semi Detached Tulip house type (new ground floor layout) comprising of a One double bedroom house with one parking space close by. Internally there is a lounge with French Doors on to a full width patio and a contemporary kitchen fitted with kitchen supplied with built in appliances including double oven, hob and cooker hood, on the first floor a double bedrooms plus a bathroom. Located on Curtis Fields approximately two miles from Weymouth Town Centre, Harbour Area and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 363 is scheduled for completion September 2025. N.B. There is a site service charge of £295 per annum. Photos shown maybe of similar plots please check with selling agent as plots can vary

**Entrance Hall**  
5'2" x 6'2" (1.60 x 1.90)

**Cloakroom**  
3'3" x 8'6" (1.00 x 2.60)  
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

**Kitchen**  
9'10" x 7'6" (3.00 x 2.30)  
Fitted with contemporary kitchen units supplied by Howdens dorchester (choices available if purchase agreed prior to units being chosen) Appliances include Electric Oven, Gas Hob, Cooker Hood, there is space for a fridge freezer a washing machine, open plan to Lounge

**Lounge**  
16'4" x 9'6" (5.00 x 2.90)  
French Doors on to full width of house patio and West Facing garden, open plan to kitchen

**Landing**  
Cupboard housing the gas boiler plus additional storage space

**Bedroom**  
19'8" x 12'9" max measurements (6.00 x 3.90 max measurements)  
Double aspect Windows front and rear

**Bathroom**  
7'2" x 6'2" (2.20 x 1.90)  
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

**Outside**  
Small garden area to the front. Enclosed west Facing Garden to rear, which has a full width patio with the remainder turfed. Outside Lighting, Power Points & Water Tap, side pedestrian access

**Parking**  
One parking space close by,





### **Construction**

The property is traditionally built with cavity walls with part stone part rendered 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

### **Utility Supplies**

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

### **Photo Voltaic Roof Panels**

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

### **Covenants**

A list of the Curtis Fields Covenants is available on request

### **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**

Not yet assessed

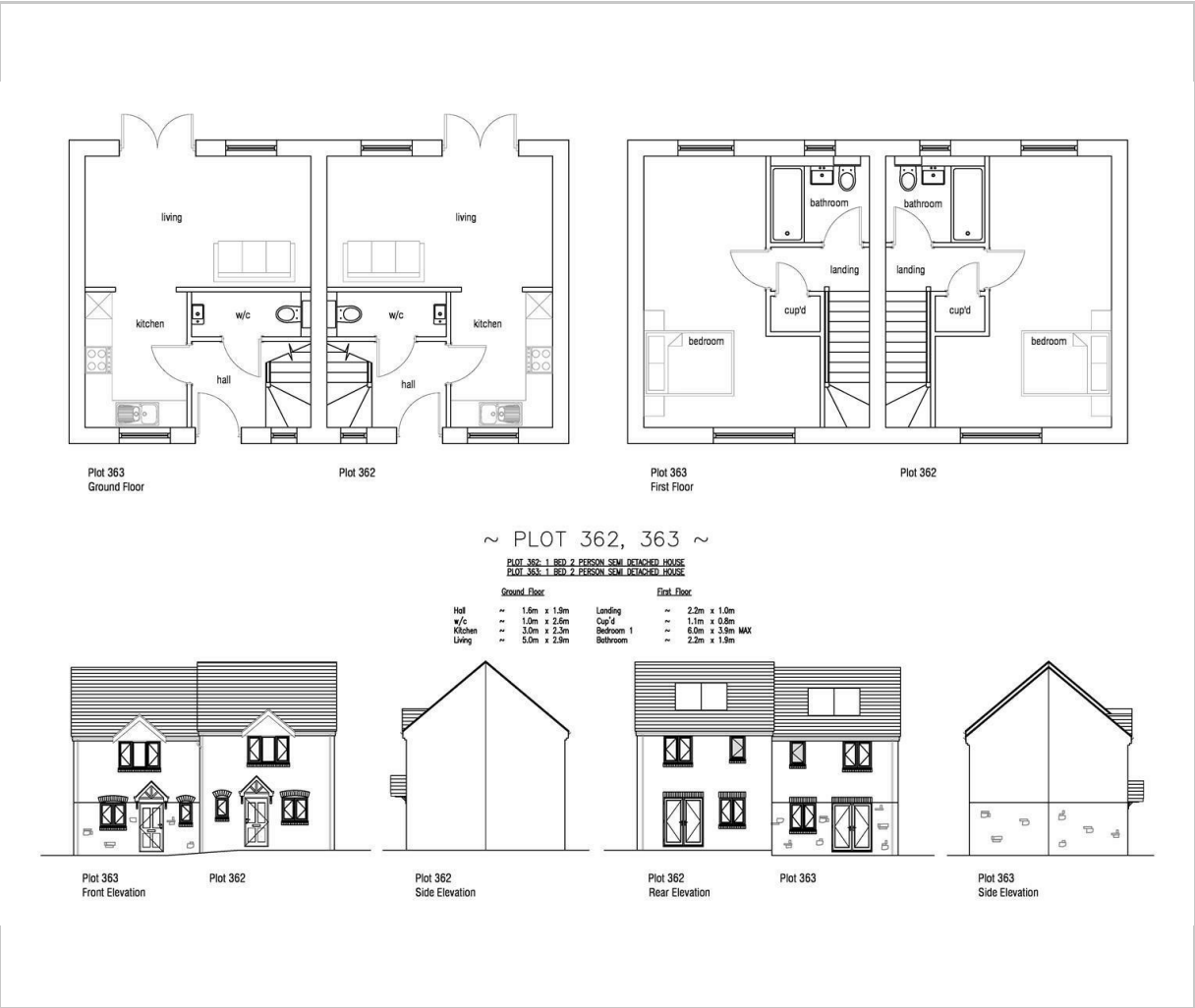
### **Legal Disclaimer**

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



Viewing

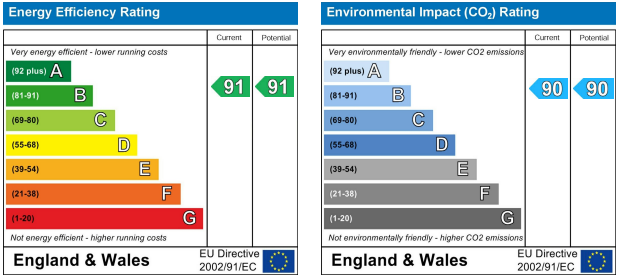
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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