Hull Gregson Hull

Plot 361 Curtis Fields 45 Bramble Road

Weymouth, DT4 0TS

£355,000 Freehold

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Weymouth, DT4 0TS

Curtis Fields Plot 361. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a split level 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 rear garden there is parking for two cars tandem close by. There is a contemporary fitted kitchen supplied by Howdens with built in appliances including an AEG electric oven, AEG touch control induction hob, cooker hood, integrated dishwasher & fridge freezer, carpets & LVT flooring is included (already fitted), 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 361 is ready for occupation. 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 wc with concealed cistern

Kitchen
14'1" x 7'2" (4.30 x 2.20)
Contemporary fitted kitchen supplied by Howdens, With mixture of AEG & Lamona appliances include a AEG electric oven, AEG touch control Induction hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine

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

Bathroom
7'2" x 6'6" (2.20 x 2.00)
Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc 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 wc 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 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
Parking for two cars tandem close by

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 part natural stone & part render 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
To be assessed

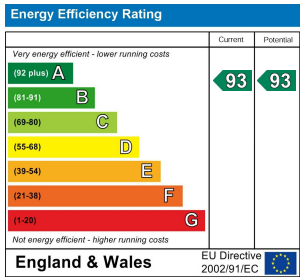
Covanants
A list of the Curtis Fields Covenants is available on request

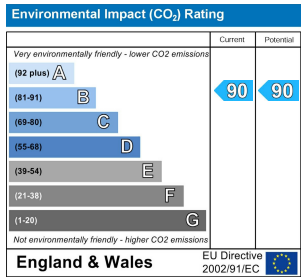
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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