Hull Gregson Hull

# Plot 375 Curtis Fields 17 Bramble Road

Weymouth, DT4 0TS

**£280,000 Freehold**

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# Plot 375 Curtis Fields 17 Weymouth Road

Weymouth, DT4 0TS

STAR BUY. Plot 375 CURTIS FIELDS. The property is a IRIS house type , example 3D Tour is available. Comprising of a Two double bedroom end terraced house. Internally there is a lounge with French Doors opening onto a full width patio and the rear garden, a contemporary kitchen supplied by Howdens with built in appliances including AEG oven, AEG 4 ring induction hob and an 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, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 375 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 patio and rear garden

## Kitchen
14'1" x 7'6" (4.30 x 2.30)
Contemporary range of kitchen units with appliances including AEG 4 ring induction hob, cooker hood, AEG electric oven, integrated 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 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

**Car Parking**
Two side by side Parking spaces in front

**Construction**
The property is traditionally built with cavity walls with a brick elevations under a pitched 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

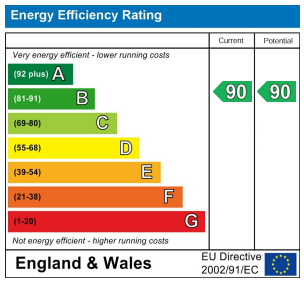
**Flood Risk**
No Low Risk of flooding from rivers or sea
Medium Risk from surface water

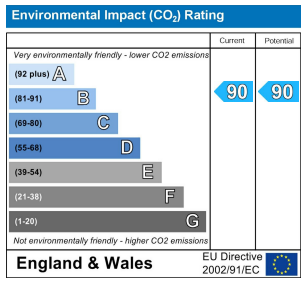
**Legal Disclaimer**
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

## 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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