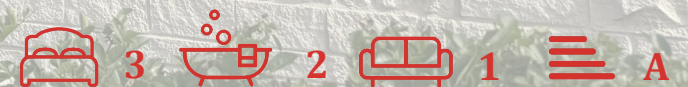




Plot 647 Curtis Fields 107 Lanehouse Rocks Road
Weymouth, DT4 9HY

£370,000 Freehold



Plot 647 Curtis Fields 107

Weymouth DT4 9HY Road

A brand new energy efficient three double bedroom house with a Band A energy rating. Plot 647 CURTIS FIELDS includes Photo Voltaic panels on the roof, battery storage for the energy generated, Air source heat pump powering under floor heating to the ground floor and radiators to the first floor. The property is a three double bedroom semi detached house located on the popular CURTIS FIELDS. with Double Carport for two cars to the rear. Internally there is a lounge with bay window and French Doors on to a full width patio and a contemporary kitchen fitted with Mistral Acrylic Worktops supplied by Kitchen Craft with built in appliances including double oven, hob, integrated dish washer and fridge freezer. on the first floor is a double bedroom with en suite plus a family bathroom and a study / dressing room, on the second floor are two further double bedrooms with distant views. Located on Curtis Fields a sought after development situated approximately two miles from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, upvc double glazed windows, and Fitted Carpets & LVT flooring included. Ready for occupation. There is a site service charge of £295 per annum.

Entrance Hall
6'2" x 7'10" (1.90 x 2.40)

Cloakroom
5'6" x 4'7" (1.70 x 1.40)
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

Lounge
18'0" x 11'4" plus bay window (5.50 x 3.47 plus bay window)
Triple aspect room with Bay window to the side French Doors on to full width of house patio,

Kitchen Breakfast Room
12'5" x 11'11" max (3.80 x 3.65 max)
Fitted with contemporary kitchen units supplied and fitted by kitchen Craft, Mistral acrylic worktop with inset sink and cupboards below Appliances include Double Oven, Touch Control Hob, Cooker Hood integrated Dish Washer, and fridge freezer a washing machine. Door to under stairs storage cupboard and door to patio and rear garden

Landing
Cupboard. housing hot water cylinder

Bedroom 1
12'4" x 13'7" in to bay window (3.78 x 4.16 in to bay window)
Bay Window

En Suite Shower Room
7'8" x 5'4" (2.35 x 1.65)
White suite comprising tiled shower wash hand basin and WC plus a chrome towel radiator

Study / Dressing Room
7'11" x 6'3" (2.42 x 1.91)
Built in cupboard

Bathroom
6'5" x 6'2" (1.96 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

Landing
Bedroom 2
18'2" x 11'4" (5.54 x 3.47)
Distant views





Bedroom 3
18'1" x 9'4" (5.52 x 2.87)
Distant views

Outside

Portland Stone walled garden to front, Garden to rear, which has a full width of house Porcelain Tiled patio with the remainder turfed, Outside Lighting, Power Points & Water Tap, Feather Edge fencing and Portland Stone Wall

Double Carport Parking

Timber double carport to the rear for two cars

Central Heating, Photo Voltaic Panels and Battery

The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor
Photo Voltaic panel are on the roof producing circa 1.6 KW plus there is approx. 5 KW of battery storage

Construction

The property is traditionally built with cavity walls with a Portland Stone 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

Covenants

A list of the Curtis Fields Covenants is available on request

Utility Supplies

Mains, electricity, water and drainage connected, Water supply is metered. No gas connected

Phone and Broadband signal strength and coverage

Mobile phone signals are strong for Vodafone, O2 & Three average for EE, Internet and broadband not yet connected so not yet assessed

Flood Risk

No Risk Low of flooding from rivers, sea , low 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



Viewing

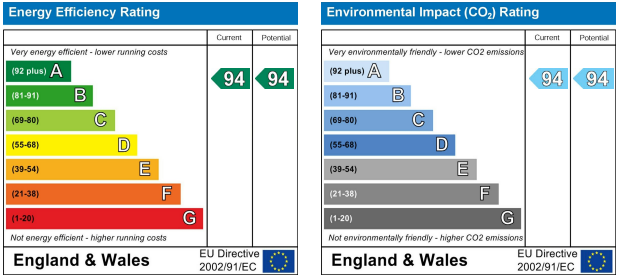
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph



35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk