Hull Gregson Hull

Plot 372 Curtis Fields 23 Bramble Road

Weymouth, DT4 0TS

£270,000 Freehold

2 1 1 B

Plot 372 Curtis Fields 23 Weymouth Road

Weymouth, DT4 0TS

STAR BUY. Plot 372 CURTIS FIELDS. The property is a IRIS house type , example 3D Tour is available. Comprising of a Two double bedroom 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 372 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 dishwasher, + 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 rendered 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

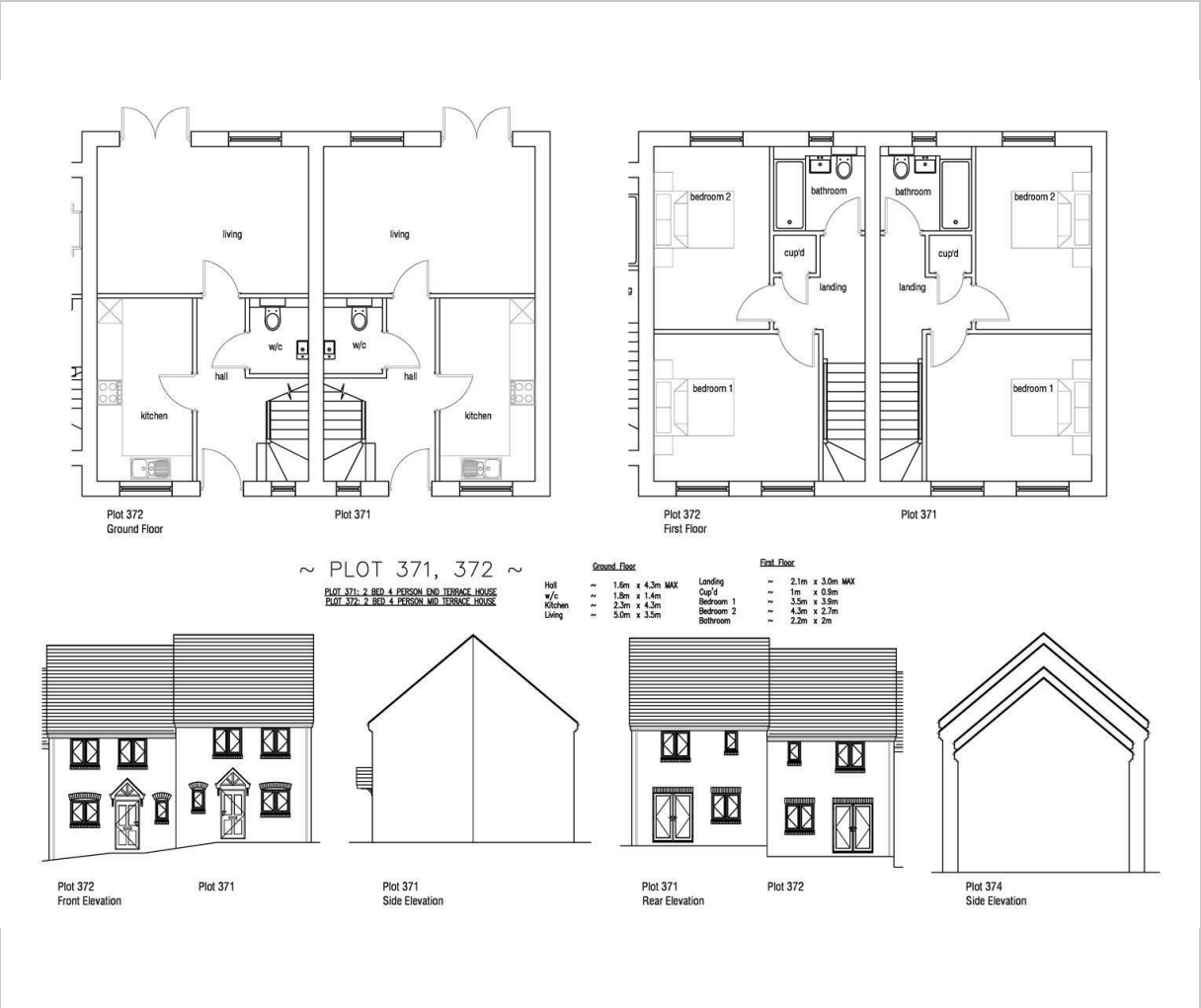
Utility Supplies
Mains gas, electricity, water and drainage connected, Water supply is metered

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

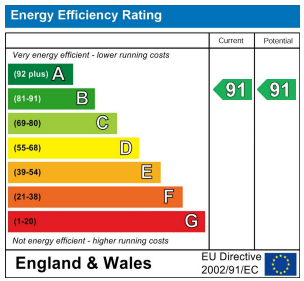
Legal Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection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

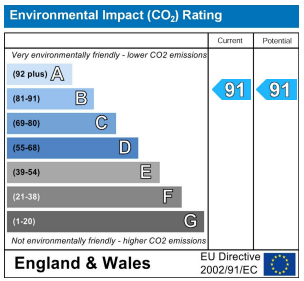
Floor Plan



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.

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.

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