



Plot 266 Curtis Fields 7 Old Farm Lane
Weymouth, DT4 0FH

£300,000 Freehold



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CURTIS FIELDS. Plot 266. The property is a semi detached Snowdrop house type 3 D VIRTUAL TOUR AVAILABLE comprising of a Two double bedroom house with distant views and tandem parking spaces to the side. Internally there is an ample lounge with French Doors on to a full width patio and a contemporary kitchen fitted with kitchen supplied by Kitchen Craft with built in appliances including double oven, hob, integrated dish washer. on the first floor are two double bedrooms plus a family bathroom. Outside is a split level garden with a large patio and far reaching views. Located on Curtis Fields a sought after development situated just over a mile from Weymouth Town Centre Harbour Area and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, LVT flooring included to the ground floor supplied by Top Mark in Weymouth. Plot 266 is ready for occupation. 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
6'2" x 7'10" (1.90 x 2.40)

Cloakroom
6'2" x 4'3" (1.90 x 1.30)

Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

Lounge
18'0" x 11'1" (5.50 x 3.40)

Double aspect room with French Doors on to full width of house patio, Far reaching views to the Ridgeway

Kitchen Breakfast Room
12'1" x 11'5" (3.70 x 3.50)

Fitted with contemporary kitchen units supplied and fitted by kitchen Craft (choices available if purchase agreed prior to units being chosen) Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine. Door to under stairs storage cupboard and door to rear garden. Far reaching views to the Ridgeway

Landing
Far reaching views to the Ridgeway, Cupboard

Bedroom 1
11'1" x 11'1" (3.40 x 3.40)

Built in cupboard

Bedroom 2
14'1" x 8'6" (4.30 x 2.60)

Bathroom
7'2" x 6'6" (2.20 x 2.00)

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 to front, enclosed split level Garden to rear, which has a full width patio with the remainder turfed, Outside Lighting, Power Points & Water Tap

Parking
Two Tandem parking spaces to the side,





Construction

The property is traditionally built with cavity walls with a brick elevations under a tiled 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 gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

Flood Risk

Very Low Risk Low of flooding from rivers, sea or 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.



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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

