



Plot 467 Markham Fields 53 Markham Avenue  
Weymouth, DT4 0QL

**£292,500 Freehold**

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# Plot 467 Markham Fields 53

Weymouth, DT4 0QL

MARKHAM FIELDS. Plot 467. The property is a semi detached Daffodil house type EXAMPLE 3 D VIRTUAL TOUR AVAILABLE comprising of a Two double bedroom detached house with two side by side parking spaces in front. Internally there is a contemporary open plan layout on the ground floor with lounge dining area offering 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. Located on Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the development. situated just within a mile from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and Carpets & LVT flooring included supplied by Top Mark in Weymouth. Plot 467 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

### Cloakroom

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

### Kitchen Area

10'5" x 9'2" (3.20 x 2.80)

Fitted with contemporary Light Grey 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

### Dining Area

10'2" x 9'6" (3.10 x 2.90)

French Doors on to full width of house patio and turfed rear garden

### Lounge Area

11'1" x 9'10" (3.40 x 3.00)

### Landing

Built in Cupboard

### Bedroom 1

14'1" x 9'10" (4.30 x 3.00)

### Bedroom 2

13'9" x 9'10" (4.20 x 3.00)

### 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 gardens to front, Rear garden has a full width patio with the remainder turfed, Outside Lighting, Power Points & Water Tap

### Parking

Two side by side parking spaces to the front





**Construction**

The property is traditionally built with cavity walls with a brick elevations under a Slate effect 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**

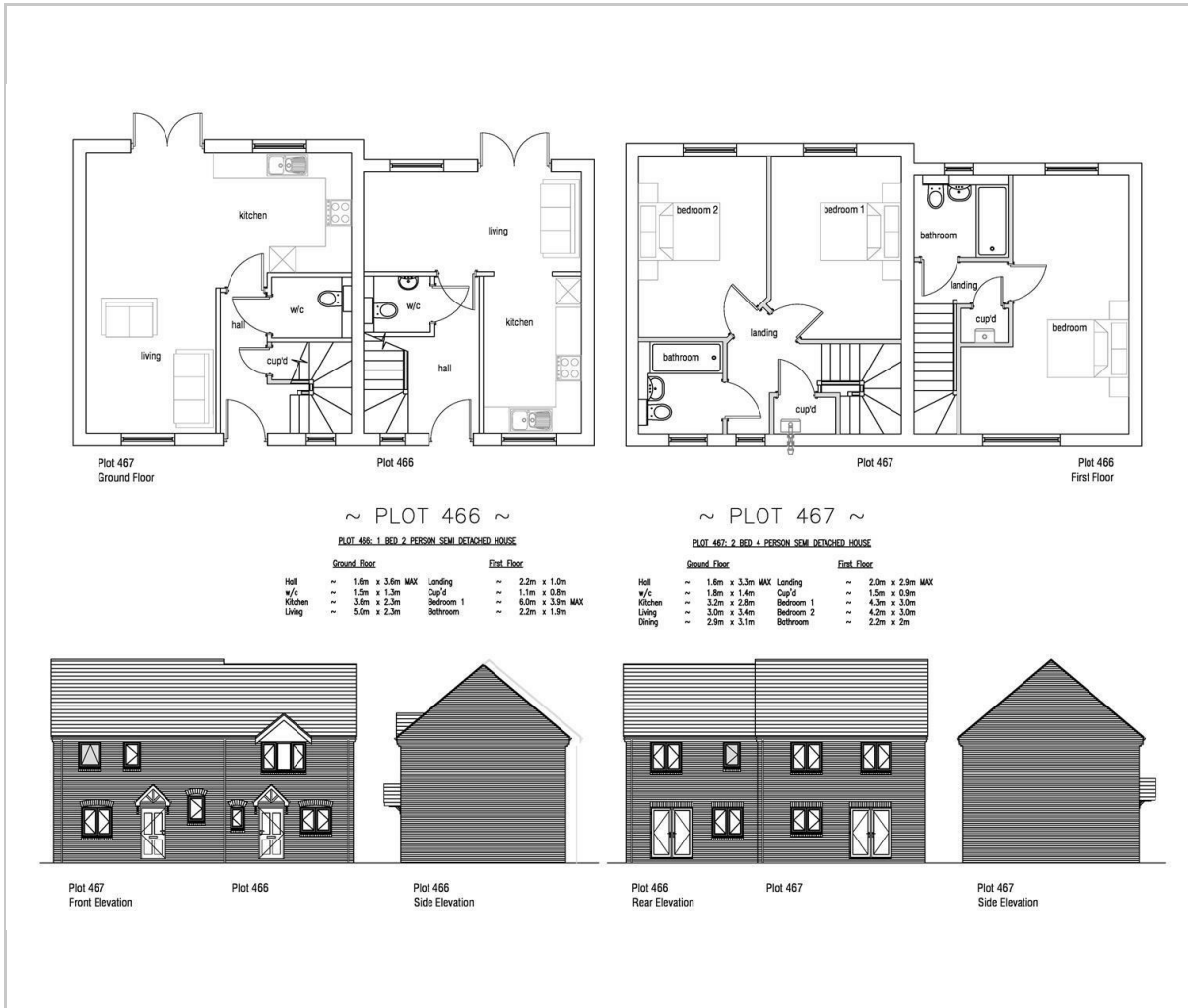
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## Floor Plan



## 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

