



Plot 270 Curtis Fields 15 Old Farm Lane  
Weymouth, DT4 0FH

**£335,000 Freehold**



# Plot 270 Curtis Fields 15 Old Weymouth DT4 0FH

CURTIS FIELDS. Plot 270. The property is a Dahlia house type EXAMPLE 3D TOUR AVAILABLE comprising of a Three Bedroom semi detached houses on an elevated plot with far reaching views to the rear and parking for two cars to the side. Internally there is a double aspect lounge, a contemporary kitchen with door to opening onto a full width patio and the rear garden enjoying views to the rear, a modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, touch control electric induction hob, integrated dish washer and frost free fridge freezer plus. On the first floor is three bedrooms plus a family bathroom. Located at Curtis Fields a popular development situated just over 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 LVT flooring Included to the ground floor supplied by Top Mark in Weymouth. Plot 270 is ready for occupation N.B. There is a site service charge of £295 per annum.

## Entrance Hall

### Cloakroom

5'10" x 4'11" (1.80 x 1.50)

Wash hand basin set in to cabinet, WC with concealed cistern

### Lounge

18'0" x 15'1" (5.50 x 4.60)

Double aspect Room

### Kitchen

12'5" x 10'2" (3.80 x 3.10)

Kitchen supplied can fitted by Kitchen Craft (choices available if reserved early)

Contemporary range of kitchen units with appliances including touch control induction hob, cooker hood, eye level double oven, integrated fridge freezer and dish washer, + Plumbing for washing machine, Door to full width patio rear garden

## Landing

### Bedroom 1

15'1" x 12'5" (4.60 x 3.80)

### Bedroom 2

10'2" x 10'2" (3.10 x 3.10)

### Bedroom 3

11'1" x 8'10" (3.40 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 front garden, rear garden with full width patio and far reaching views with the remainder to turf and with fenced surround there will also be outside lighting, power points and 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 manages the communal areas of the development for which there is a £295 service charge

### **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.



## Floor Plan



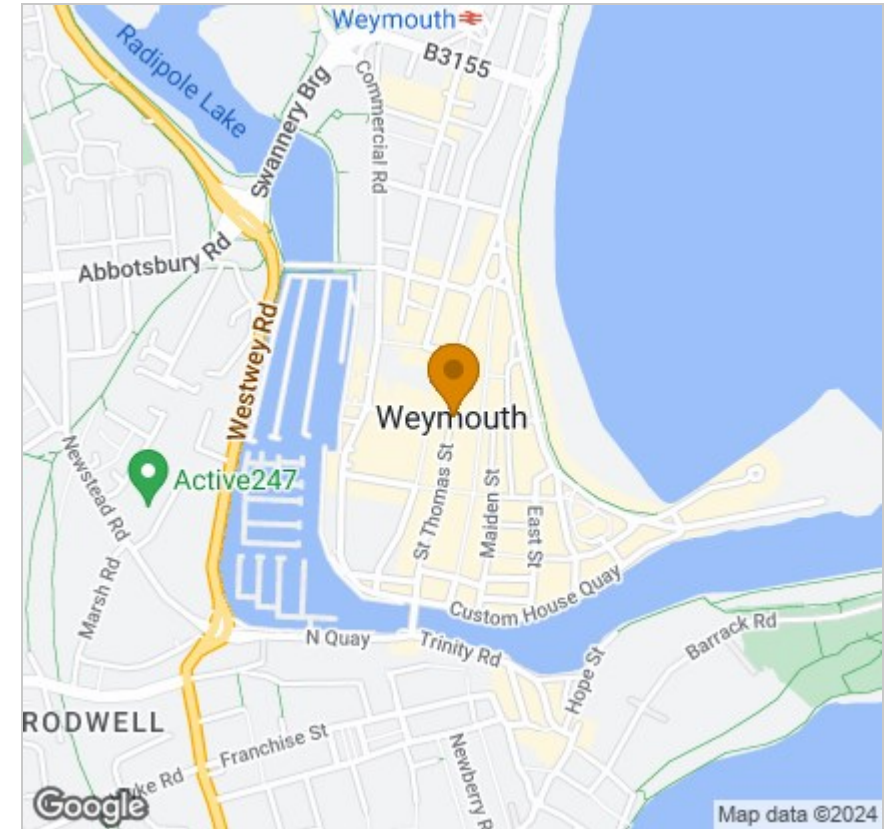
## Viewing

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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35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

