



Plot 461 Markham Fields 63 Markham Avenue
Weymouth, DT4 0QL

£285,000 Freehold



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MARKHAM FIELDS. Plot 461. The property is a Semi Detached Snowdrop house type EXAMPLE 3 D VIRTUAL TOUR AVAILABLE comprising of a Two double bedroom semi detached house with two 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. Located on Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the Curtis Fields 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, LVT included to ground floor supplied by Top Mark in Weymouth. Plot 461 is scheduled for completion February 2024. 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

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 patio and rear garden

Landing

Cupboard

Bedroom 1

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

Built in cupboard, Overlooking Pond to the front

Bedroom 2

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

Overlooking Pond to the front

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

Gardens to front and enclosed 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 Tile 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 per property

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

Area Map



Energy Efficiency Graph

