



Plot 274 Curtis Fields 23 Old Farm Lane  
Weymouth, DT4 0FH

**£287,500 Freehold**





## Plot 274 Curtis Fields 23 Old Weymouth DT4 0FH

The property is a two bedroom semi detached house located on the popular CURTIS FIELDS development. Plot 269, a Snowdrop house type EXAMPLE 3 D VIRTUAL TOUR AVAILABLE comprising of a Two double bedroom house with two side by side parking spaces to the front. 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 (choices available subject to stage of build) 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 Curtis Fields a sought after 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 269 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, 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 patio and rear garden

**Landing**  
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 Garden to rear, which has a full width of house patio with the remainder turfed, Outside Lighting, Power Points & Water Tap

**Parking**

Two side by side parking spaces to the side,





**hencraft**  
experience matters

tel: 01305 772014  
www.kitchen-craft.co.uk

Proud Suppliers to Betterment Properties



### **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.



## 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.**

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](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

