



Plot 442 Makham Fields 44 Markham Avenue  
Weymouth, DT4 0QL

**£277,500 Freehold**

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# Plot 442 Makham Fields 44

Weymouth, DT4 0QL

MARKHAM FIELDS. Plot 442. The property is a mid terraced Crocus house type Example 3 D Tour Available comprising of a Two double bedroom semi detached house with two parking spaces to the rear. 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 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 442 is scheduled for completion June 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

### Cloakroom

5'10" x 4'11" (1.8 x 1.5)

White suite with WC with concealed cistern and wash hand basin with cabinet below

### Lounge

18'0" x 10'9" (5.50 x 3.30)

French Doors to rear garden and patio

### Kitchen

12'9" x 11'9" (3.9 x 3.6)

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. Door to under stairs cupboard with power points

### Landing

Built in cupboard housing gas boiler

### Bedroom 1

13'5" x 12'9" max (4.10 x 3.9 max)

Built in Cupboard, Views across pond and to Curtis Fields open land

### Bedroom 2

11'1" x 10'9" (3.40 x 3.30)

Views across pond and to Curtis Fields open land

### 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

### Parking

Two parking spaces to the rear

### Outside

Small garden to the front, enclosed garden to the rear with a full width patio with the remainder to lawn, rear access to parking





**Council Tax**  
To Be assessed

**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

**Flood Risk**  
Very Low Risk Low of flooding from rivers, sea or surface water

**Conenants**  
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

**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.

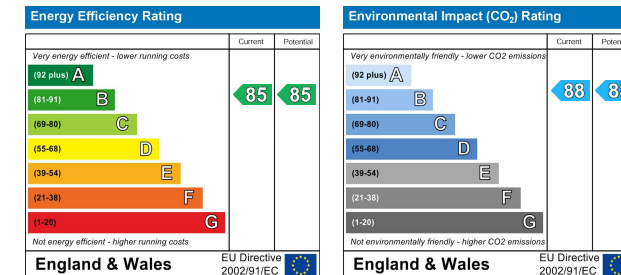
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35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph



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)