



Plot 441 Markham Fields 46 Markham Avenue
Weymouth, DT4 0QL

£280,000 Freehold

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Weymouth DT4 0QL

MARKHAM FIELDS. Plot 441. 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 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 441 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

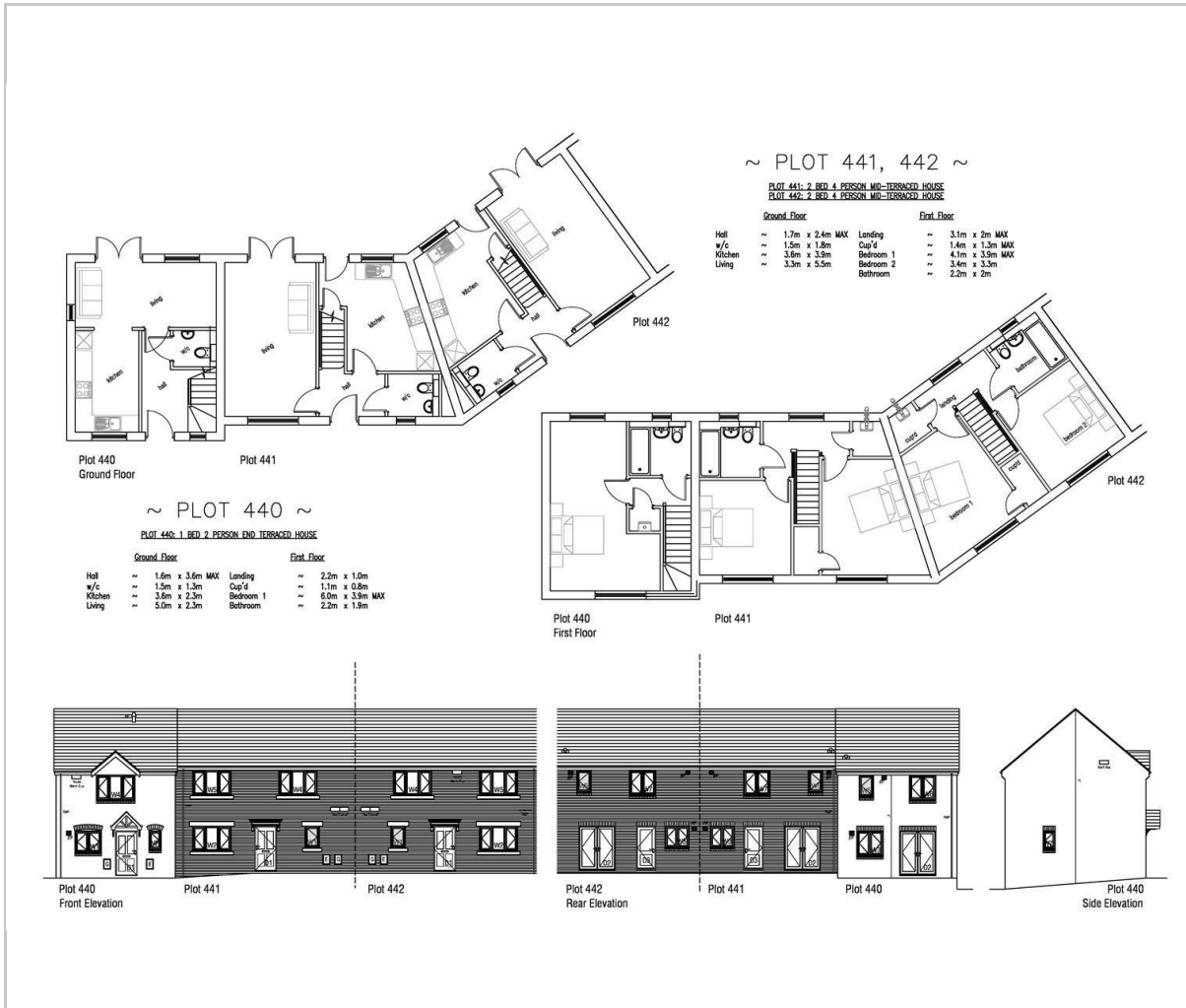
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Floor Plan



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

