







Plot 279 Curtis Fields 10 Old Farm Lane  
Weymouth, DT4 0FH

**£440,000 Freehold**

 3  2  2  B

# Plot 279 Curtis Fields 10 Old Weymouth DT4 0FH

Plot 279 a Prime Plot on the edge of CURTIS FIELDS. The property is a Cedar house type with natural stone elevations comprising of a Three bedroom detached house with a driveway to the rear and a single GARAGE with remote electric door and access to an enclosed rear garden. Curtis Fields is a sought after development situated just over a mile from Weymouth Town Centre Harbourside and Esplanade. Internally there is a double aspect lounge with French Doors opening onto a full width PORCELAIN PATIO and the rear garden, a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with built in appliances including Mistral acrylic stone effect worktops, eye level double oven, touch control electric induction hob, integrated dish washer and frost free fridge freezer plus access to a utility room. On the first floor is a three double bedrooms with an en suite and walk in wardrobe to the bedroom 1 plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, Agate Grey UPVC double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 279 is scheduled for completion April 2024 and is the final house on this phase. N.B. There is a site service charge of £295 per annum N.B. Photos shown are of a similar plot although plots vary so please check details with selling agent

## Entrance Hall

### Cloakroom

6'10" x 4'3" (2.10 x 1.3)

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

### Lounge

20'0" x 11'5" (6.10 x 3.50)

French doors leading to porcelain patio and rear garden

### Kitchen Diner

20'0" x 11'5" (6.10 x 3.50)

Triple aspect room with Kitchen supplied and fitted by Kitchen Craft, Contemporary range of kitchen units with Mistral Acrylic stone effect worktops, appliances including touch control induction hob, cooker hood, eye level double oven, integrated fridge freezer and dish washer

### Utility Room

7'6" x 5'2" (2.30 x 1.60)

Sink with cupboard below and space for appliances, cupboard housing boiler, access to under stairs storage cupboard, door to rear garden

## Landing

### Bedroom 1

11'5" x 11'1" (3.50 x 3.40)

### En Suite Shower Room

7'6" x 4'7" (2.30 x 1.40)

White suite with tiled shower, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator

### Walk In Wardrobe

View to Hardy's Monument

### Bedroom 2

12'5" x 9'10" (3.80 x 3.00)

Far reaching views to Hardy's Monument

### Bedroom 3

12'5" x 9'2" (3.80 x 2.80)

### Bathroom

7'6" x 6'2" (2.30 x 1.90)

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 garden to the front, to the rear is a rear garden with Full Width of House PORCELAIN Patio with outside lighting and power points and water tap, there is a further garden area to the side of the house, the remaining garden area will be laid to turf with fenced boundary

### **Garage & Parking**

Driveway to the rear offering parking and leading to a single garage with Agate Grey up and over door with electric remote operation

### **Construction**

The property is traditionally built with cavity walls with the lower elevations in natural stone under a Slate effect roof.

The properties are built to comply with modern building regulations with mobility access

### **Council Tax**

To be assessed by Dorset Council

### **Service Charge**

Curtis Fields Management Company is set up to maintain the communal areas of the site with a service charge of £295 per plot per annum

### **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**

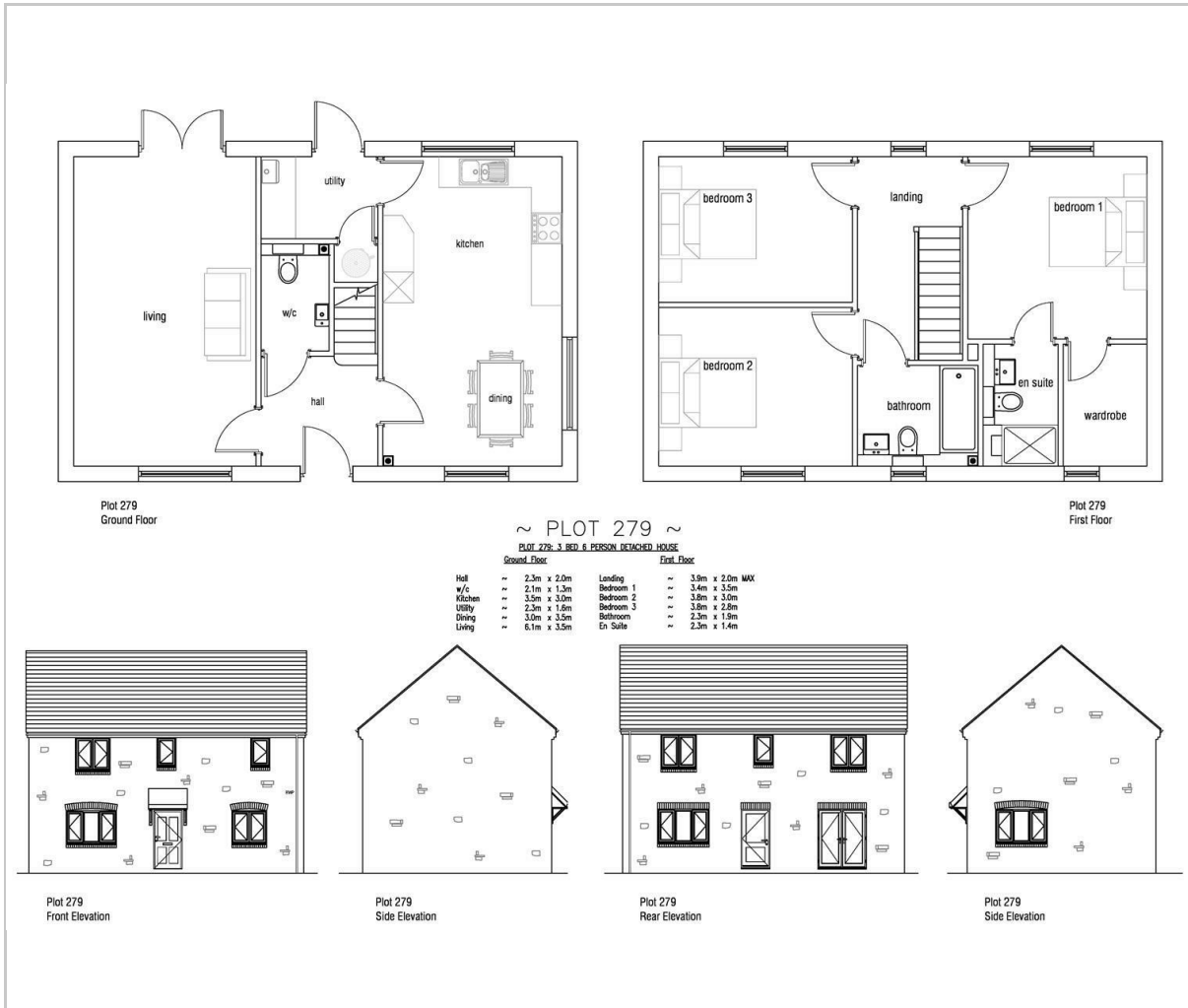
Very Low Risk Low of flooding from rivers, sea or surface water

### **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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## Area Map



## Energy Efficiency Graph

