



Plot 428 Markham Fields 50 Markham Avenue  
Weymouth, DT4 0QL

**£425,000 Freehold**



## Plot 428 Markham Fields 50

Weymouth DT4 0QL

Markham FIELDS Plot 428 . The property is a Fuschia house type 3D Virtual Tour Available comprises of a Three bedroom detached houses with two tandem parking spaces alongside. Internally there is an ample lounge with a bay window to the side and a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with Mistral Acrylic Worktops & built in appliances including double oven, touch control electric induction hob, integrated dish washer and frost free fridge freezer. on the first floor is a three double bedrooms with an en suite to bedroom 1 plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Curtis Fields a sought after development situated just over a mile from Weymouth Town Centre, Harbour Area and Esplanade and with good local amenities close by Plot 428 is due to be ready July 2024 . N.B. There is a site service charge of £295 per annum. N.B. internal photos used and 3D tour are from of another property please check any details with the selling agent

### Entrance Hall

Stairs to first floor

### Cloakroom

W C with concealed Cistern and wash hand basin set into a cabinet

### Lounge

20'0" x 13'1" (6.10 x 4.00)

French Doors onto patio and rear garden

### Kitchen Area

11'1" x 9'6" (3.40 x 2.90)

Contemporary range of Kitchen unit supplied and fitted by Kitchen Craft, Mistral acrylic stone effect worktops, appliances include, eye level double oven, eclectic touch control induction hob, cooker hood, integrated fridge freezer and dishwasher

### Dining Area

11'1" x 10'5" (3.40 x 3.20)

### Landing

### Bedroom 1

11'9" x 11'1" (3.60 x 3.40)

### En Suite Shower Room

7'10" x 4'11" (2.40 x 1.50)

Contemporary white suite comprising tiled shower, wash hand basin with cabinet below & W C with concealed cistern, towel radiator

### Bedroom 2

12'9" x 9'6" (3.90 x 2.90)

### Bedroom 3

12'9" x 9'6" (3.90 x 2.90)

### Family Bathroom

Fitted with contemporary white suite comprising panel bath with shower and screen above, wash hand basin with cabinet below & W C with concealed cistern, towel radiator





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### Outside

Small garden to the front, Rear garden offers a full width Porcelain tiled patio with outside lighting, power points and water tap, the remainder will be laid to lawn and has a fenced surround.

### Parking

Two tandem parking spaces alongside

### Service Charge

Curtis Fields Management Company manages the communal areas of the development for which there is a £295 service charge

### Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

### Council Tax

To Be assessed by Dorset Council

### Construction

The property is traditionally built with cavity walls with Natural Stone & brick elevation under a Slate effect roof.

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

### Covenants

A list of the Curtis Fields Covenants is available on request

### Flood Risk

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

### 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.



## 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

