



Plot 439 Markham Fields 89 Markham Avenue
Weymouth, DT4 0QL

£375,000 Freehold

 3  2  1  B

Plot 439 Markham Fields 89

Weymouth, DT4 0QL

MARKHAM FIELDS Plot 439. A Three bedroom detached Marigold house type EXAMPLE 3D VIRTUAL TOUR AVAILABLE, with parking for two cars to the front and a west facing garden to the rear with a full width Porcelain. Internally there is a 3D Virtual Tour available of a similar property (plots will vary) showing a lounge diner with French Doors opening on to patio and rear garden, a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with 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 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. Plot 439 is scheduled for completion July August 2024. N.B. There is a site service charge of £295 per annum. PLEASE NOTE PHOTOS SHOWN MAYBE OF SIMILAR PROPERTIES and properties will vary, please refer to the plans or check queries with the selling agent.

Entrance Hall

Cloakroom

6'2" x 5'10" (1.90 x 1.80)

WC with concealed cistern, wash hand basin set into cabinet

Lounge Area

16'4" x 12'5" (5.00 x 3.80)

Dining Area

8'6" x 8'2" (2.60 x 2.50)

French Doors onto Porcelain tiled Patio and rear garden

kitchen

12'1" x 9'10" (3.70 x 3.00)

Kitchen supplied can fitted by Kitchen Craft (choices available if reserved early)
Contemporary range of kitchen units with Mistral Acrylic worktops with drawers and cupboards below, appliances including touch control induction hob, cooker hood, eye level double oven, integrated fridge freezer and dish washer, space for washing machine.

Landing

Airing Cupboard housing gas boiler

Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

Country Views

En Suite Shower Room

8'6" x 3'11" (2.60 x 1.20)

Tiled Shower, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

Bedroom 2

10'5" x 9'6" (3.20 x 2.90)

Bedroom 3

9'10" x 8'6" (3.00 x 2.60)





Family Bathroom

9'6" x 6'2" (2.90 x 1.90)

Shower bath with glass screen, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

Parking

Parking to the front for two cars side by side

Outside

Enclosed west facing garden to the rear with full width Porcelain Tiled Patio and the remainder laid to lawn, there will be outside water tap, wall light and power points and a fenced surround

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 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

	Kitchen Installation for:- Betterment Properties	Illustrated in :- Alto High Gloss White Manged (M4) - Piles 201, 223, 244, 252, 254, 277 Curtis Fields, 26	20/10/2020	Scale 1 : 20	Plan 1	Chris Harris THIS DESIGN REMAINS THE PROPERTY OF KITCHEN CRAFT AND IS COPYRIGHT. This computer generated image is for illustration purposes only. The illustrated appliances, where shown in planned spaces, are NOT supplied unless stated.
	Kitchen Craft					

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 www.hgh.co.uk

Area Map



Energy Efficiency Graph

