



37 Curtis Way  
Weymouth, DT4 0TS

**Asking Price £365,000 Freehold**

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## 37 Curtis Way Weymouth, DT4 0TS

3D TOUR AVAILABLE. A spacious two double bedroom detached house with open aspect to the front plus a south facing rear garden and double carport accessed from the rear garden. Situated on the popular Curtis Fields development. Internally the property has been very well presented and maintained offering well proportioned accommodation also benefitting from Gas Central Heating, modern hot & cold air conditioning, UPVC Double Glazed Windows, Ground Floor WC, contemporary fitted kitchen, Outside the rear garden is partly laid to patio with an attractive raised decked area, and the remainder with well stocked shrubs and plants with a path leading to a gate giving access into the double carport with a timber storage shed built into it.

### ENTRANCE HALL

Panel radiator, and LVT flooring.

### CLOAKROOM

Window to front, low level WC, wash hand basin set into cabinet, panel radiator, and LVT flooring

### LOUNGE/ DINER

17'8" x 10'9" (5.40 x 3.30)

Double aspect room, window to front, double doors to south facing patio and rear garden, modern air conditioning unit, panel radiator, spot lights and LVT flooring.

### KITCHEN/ BREAKFAST ROOM

11'11" x 11'2" (3.65 x 3.42)

Window to rear, modern fitted kitchen with sink unit with mixer tap set in to set into roll top work surfaces with drawers and cupboards below, four ring gas hob, electric double oven, integrated dish washer, space for fridge freezer and washing machine, door to under stairs storage cupboard, LVT flooring, spot lights and door to rear garden.

### FIRST FLOOR LANDING

Window to rear, built in cupboard housing combi boiler, panel radiator, and loft hatch.

### BEDROOM ONE

10'11" x 10'10" (3.34 x 3.32)

Window to front, modern air conditioning unit, panel radiator, and built in storage cupboard.

### BEDROOM TWO

14'2" x 8'10" (4.33 x 2.70)

Window to front, and panel radiator.

### BATHROOM

7'0". x 6'6" (2.14. x 2.00)

Window to rear, modern white suite comprising a curved panel bath with mixer tap and wall shower and screen, wash hand basin with mixer tap set into cabinet, low level WC, and heated towel radiator.

### OUTSIDE

Garden to the front overlooking open areas and mainly laid to slate shingle. There is a side gate to the rear south facing garden partly laid to patio with the remainder to well stocked flower beds with a good variety of mature planting, plus a raised decked area, with a rear gate leading to large timber double carport with a secure timber storage shed built into the carport area measuring approximately 2.13m x 1.04m 7' x 3'5" with power and light.





### **SERVICE CHARGE**

Curtis Fields Management Company manages the communal areas of Curtis Fields, the current service charge is £200 per annum.

### **COUNCIL TAX**

Band C

### **OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 9 mbps

Superfast 75 mbps

Ultrafast 1000 mbps

Flood Risk

Rivers & Seas Very Low

Surface Water High

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

### **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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



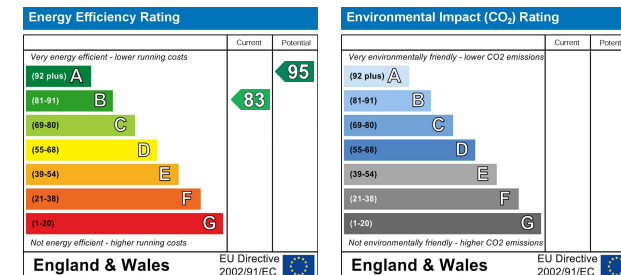
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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