



12 East Field Road
Weymouth, DT4 0TT

£315,000 Freehold



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Welcome to East Field Road, Weymouth A modern two double bedroom detached house with West Facing Rear Garden and gated parking conveniently located on Curtis Fields with good local amenities close by, Weymouth Town Centre & Harbour Area are less than two miles away. Internally the property is well proportioned offering 840 sq ft of living space, providing plenty of room to make it your home.

Whether you're looking for a peaceful abode or a place to host gatherings, this house on East Field Road has the potential to be your dream home. Don't miss out on the opportunity to make this charming property your own!

Entrance Hall

Cloakroom

Fitted with WC & wash hand basin

Lounge

17'7" x 10'9" (5.38 x 3.30)

Double doors on to the rear garden

Kitchen

11'1" x 11'10" (3.40 x 3.63)

Fitted with modern cream coloured units offering a sink unit set into work tops with drawers and cupboards below gas hob and eye level oven space for washing machine.

Landing

Bedroom 1

10'11" x 10'10" (3.35 x 3.31)

Bedroom 2

14'2" x 8'9" (4.34 x 2.67)





Shower Room
7'2" x 6'6" (2.20 x 2.00)

Outside
Garden to the front enclosed by railings mainly laid to stone chippings to the rear there is a west facing low maintenance garden partly laid patio and stone chippings and there is a timber summerhouse



Parking
Double gates to parking for one car

Council Tax
Band C with Dorset Council

Construction
Traditionally built with cavity walls under a pitched roof

Utility Supplies
Electric, Gas Water & Drainage connected, water is metered

Service Charge
There is a service charge of £170 per annum paid to Curtis Fields Management Company to maintain communal areas of Curtis Fields

P V Roof Panels
There are P V Panels on the roof that are in the ownership of the property

Flood Risk
Rivers & Sea no risk, Surface water Low Risk

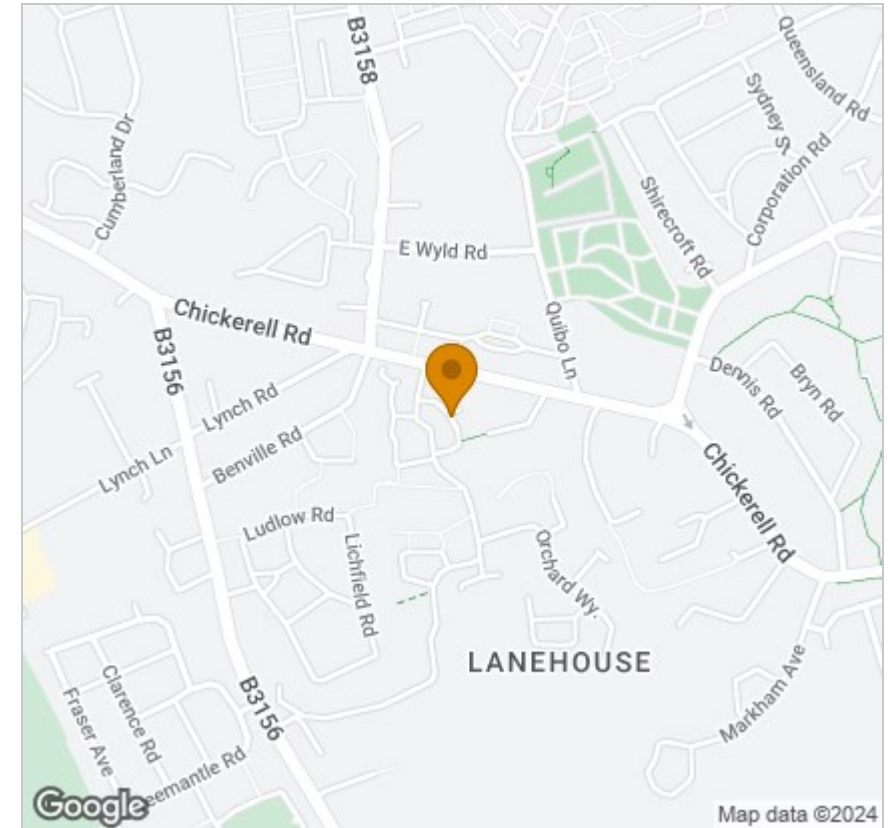
Phone and Broadband signal strength and coverage
Mobile phone signals are strong
TV, Sky & BT are available Virgin is not available
Broadband speeds are not available yet



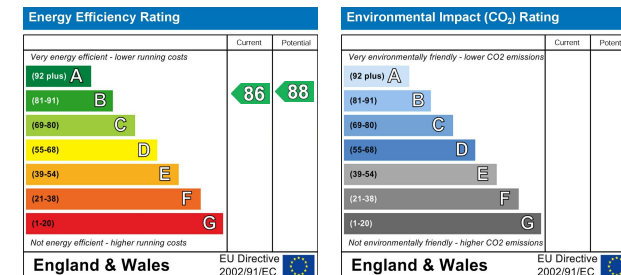
Floor Plan



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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