



Plot 653 Curtis Fields 103 Lanehouse Rocks Road  
Weymouth, DT4 9HY

**£300,000 Freehold**

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# Plot 653 Curtis Fields 103

## Weymouth DT4 9HY Road

A brand new energy efficient & environmentally friendly two bedroom house with a Band A energy rating. Plot 653 CURTIS FIELDS includes Photo Voltaic panels on the roof, battery storage for the energy generated, Air source heat pump powering under floor heating to the ground floor and radiators to the first floor.

The property is a two bedroom semi detached house located on the popular CURTIS FIELDS. A Snowdrop house type EXAMPLE 3 D VIRTUAL TOUR AVAILABLE comprising of a Two double bedroom house with two parking for two cars. Internally there is an ample lounge with French Doors on to a full width patio and a contemporary kitchen fitted with kitchen supplied by Kitchen Craft (choices available subject to stage of build) with built in appliances including double oven, hob, integrated dish washer, on the first floor are two double bedrooms plus a family bathroom. Located on Curtis Fields a sought after development situated just over a mile from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, upvc double glazed windows, and LVT flooring included to the ground floor supplied by Top Mark in Weymouth . Plot 653 is ready for August / September 2024.

N.B. The internal Photos shown are of a similar property used as a show house that included a gas central heating system, please be aware plots can vary. N.B. There is a site service charge of £295 per annum.

**Entrance Hall**  
6'2" x 7'10" (1.90 x 2.40)

**Cloakroom**  
6'2" x 4'3" (1.90 x 1.30)  
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

**Lounge**  
18'0" x 11'1" (5.50 x 3.40)  
Double aspect room with French Doors on to full width of house patio,

**Kitchen Breakfast Room**  
12'1" x 11'5" (3.70 x 3.50)  
Fitted with contemporary kitchen units supplied and fitted by Kitchen Craft, Appliances include Double Oven, Touch Control Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine. Door to under stairs storage cupboard and door to patio and rear garden

**Landing**  
Cupboard, housing hot water cylinder

**Bedroom 1**  
11'1" x 11'1" (3.40 x 3.40)  
Built in cupboard

**Bedroom 2**  
14'1" x 8'6" (4.30 x 2.60)

**Bathroom**  
7'2" x 6'6" (2.20 x 2.00)  
Fitted with three piece suite comprising Panel bath with shower and screen above, WC with concealed cistern, Wash hand basin set in cabinet, towel radiator

**Outside**  
Small garden to front, Enclosed Garden to rear, which has a full width of house patio with the remainder turfed, Outside Lighting, Power Points & Water Tap, Feather Edge fencing

**Parking**  
Two allocated parking spaces in courtyard opposite







**Central Heating, Photo Voltaic Panels and Battery**  
The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor

Photo Voltaic panel are on the roof producing circa 1.6 KW plus there is approx. 5 KW of battery storage

**Construction**

The property is traditionally built with cavity walls with a brick elevations under a pitched roof. The properties are built to comply with modern building regulations with mobility access

**Service Charge**

Curtis Fields Management company looks after the communal areas of the site, there is an annual service charge to cover this of £295

**Covenants**

A list of the Curtis Fields Covenants is available on request

**Utility Supplies**

Mains, electricity, water and drainage connected, Water supply is metered. No gas connected

**Phone and Broadband signal strength and coverage**

Mobile phone signals are strong for Vodafone, O2 & Three average for EE, Internet and broadband not yet connected so not yet assessed

**Flood Risk**

No Risk Low of flooding from rivers, sea , low risk from 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



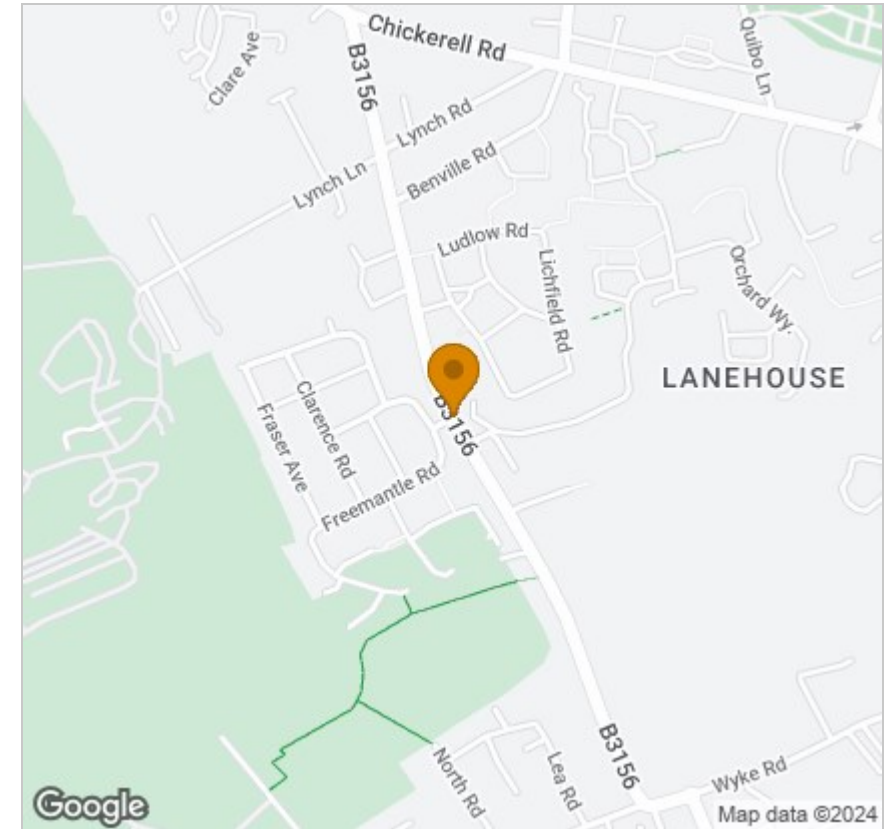
## Viewing

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

