



Plot 399 Curtis Fields 22 Bramble Road  
Weymouth, DT4 0TS

**£295,000 Freehold**

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## Plot 399 Curtis Fields 22

Weymouth, Dorset

CURTIS FIELDS. Plot 399. The property is a Daffodil house type (new design) With a Band A Energy Rating comprising of a Two double bedroom end terraced house with a leasehold carport plus a parking space in front. Internally there is a contemporary layout on the ground floor with lounge and separate Kitchen dining room offering French Doors on to a full width patio and a contemporary kitchen supplied & fitted by Kitchen Craft with built in appliances including double oven, hob, integrated dish washer. on the first floor are two double bedrooms with a built in wardrobe in bedroom 1 plus a family bathroom. Located on Curtis Fields. situated approximately 2 miles from Weymouth Town Centre Harbour Area and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring included to the ground floor supplied by Top Mark in Weymouth. Plot 399 is scheduled for completion Jan / Feb 2025. N.B. There is a site service charge of £295 per annum. Photos shown maybe of similar plots please check with selling agent as plots can vary

### Entrance Hall

Built in double door cupboard

### Cloakroom

Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

### Lounge

11'9" x 11'5" (3.60 x 3.50)

### Dining Area

9'2" x 9'2" (2.80 x 2.80)

French Doors on to full width of house patio and turfed rear garden

### Kitchen Area

10'9" x 9'2" (3.30 x 2.80)

Fitted with contemporary kitchen units supplied and fitted by kitchen Craft in a super matt Alabaster (ivory) colour finish Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine

### Landing

### Bedroom 1

13'9" x 10'2" (4.20 x 3.10)

Plus built in Wardrobe 3.10 x 0.70

### Bedroom 2

12'5" x 10'9" (3.80 x 3.30)

### Bathroom

7'2" x 6'10" (2.20 x 2.10)

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

Gardens to front, West facing Rear garden has a full width patio with the remainder turfed, Outside Lighting, Power Points & Water Tap



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#### **Carport & Parking**

There is a leasehold carport with parking space in front under the adjoining property

#### **Construction**

The property is traditionally built with cavity walls with a rendered 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

#### **LVT Flooring**

LVT Flooring included to the ground floor supplied and fitted by Top Mark Carpets in Weymouth

#### **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

#### **Photo Voltaic Roof Panels**

There are Photo Voltaic panels to the roof which will belong to the property

#### **Phone and Broadband signal strength and coverage**

Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

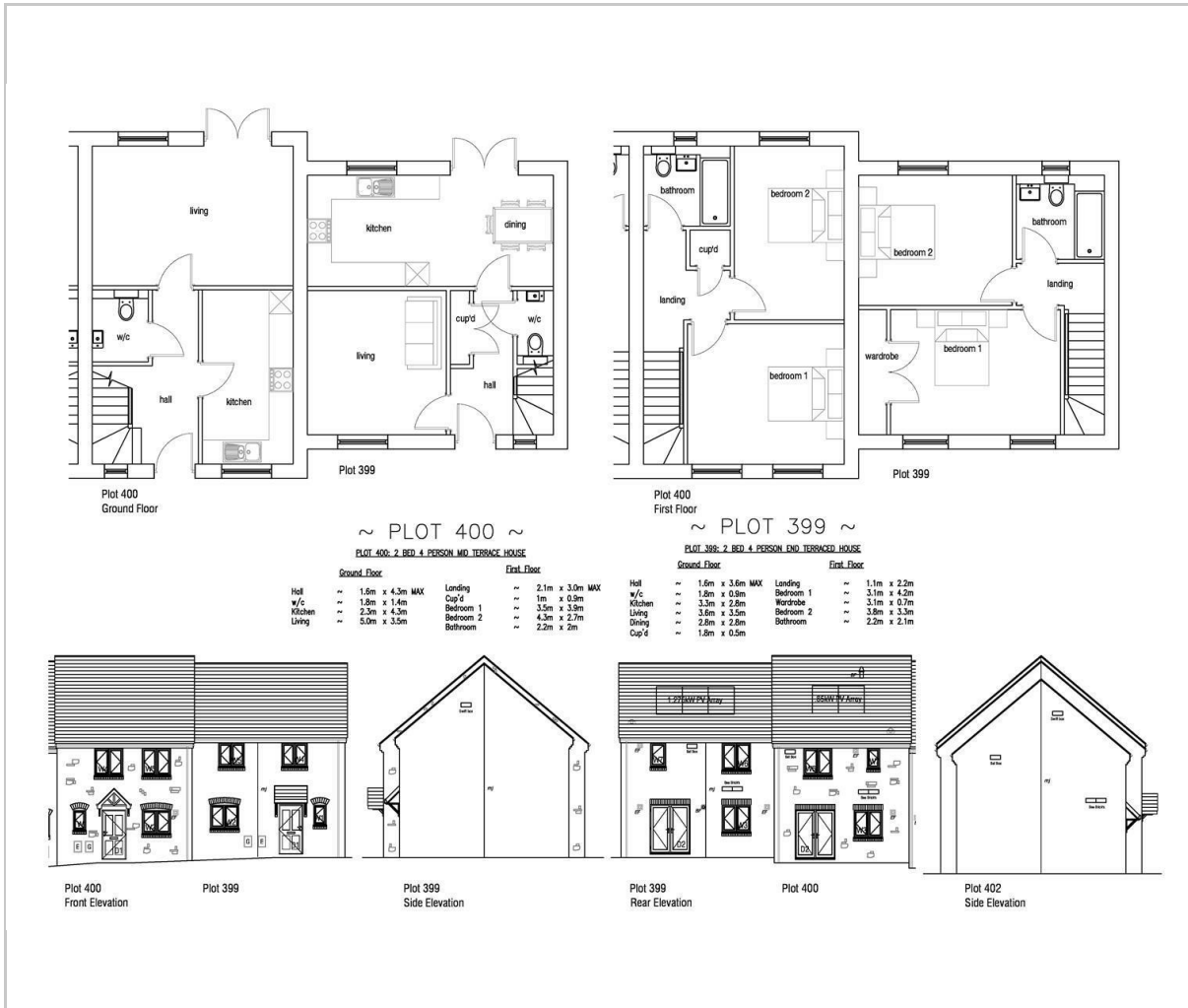
#### **Flood Risk**

No Low Risk of flooding from rivers or sea Medium 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

