



Plot 458 Markham Fields 36 Markham Avenue

Weymouth, DT4 0QL

**£295,000 Freehold**





# Plot 458 Markham Fields 36

Weymouth, DT4 0QL

MARKHAM FIELDS. Plot 458. The property is a semi detached Crocus house type Example 3 D Tour Available comprising of a Two double bedroom semi detached house with two tandem parking spaces to the side. 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 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 Markham Fields a small but separate part of the Curtis Fields with no road access to the rest of the Curtis Fields development. situated just within a mile from Weymouth Town Centre Harbourside and Esplanade. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, LVT Flooring included to the ground floor supplied by Top Mark Carpets. Plot 458 is scheduled to be ready for occupation in May 2025. N.B. There is a site service charge of £295 per annum. Photos shown maybe of a similar property

## Entrance Hall

**Cloakroom**  
5'10" x 4'11" (1.8 x 1.5)

White suite with WC with concealed cistern and wash hand basin with cabinet below

**Lounge**  
18'0" x 10'9" (5.50 x 3.30)

French Doors to rear garden and patio

**Kitchen**  
12'9" x 11'9" (3.9 x 3.6)

Fitted with contemporary kitchen units supplied and fitted by kitchen Craft (choices available if purchase agreed prior to units being chosen) Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine door to patio and rear garden. Door to under stairs cupboard with power points

**Landing**  
Built in cupboard housing gas boiler

**Bedroom 1**  
13'5" x 12'9" max (4.10 x 3.9 max)

Built in Cupboard,

**Bedroom 2**  
11'1" x 10'9" (3.40 x 3.30)

**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

**Parking**  
Two tandem parking spaces to the side

**Outside**  
Small garden to the front, enclosed garden to the rear with a full width patio with the remainder to lawn, rear access to parking

**Council Tax**  
To Be assessed







### **Construction**

The property is traditionally built with cavity walls with a brick elevations under a Tile 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 per property

### **Flood Risk**

Very Low Risk Low of flooding from rivers, sea or surface water

### **Conenants**

A list of the Curtis Fields Covenants is available on request

### **Utility Supplies**

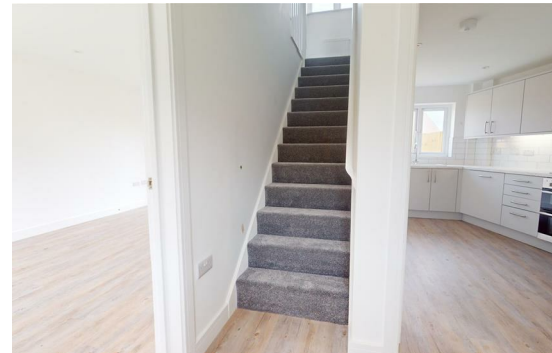
Mains gas, electricity, water and drainage connected, Water supply is metered

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

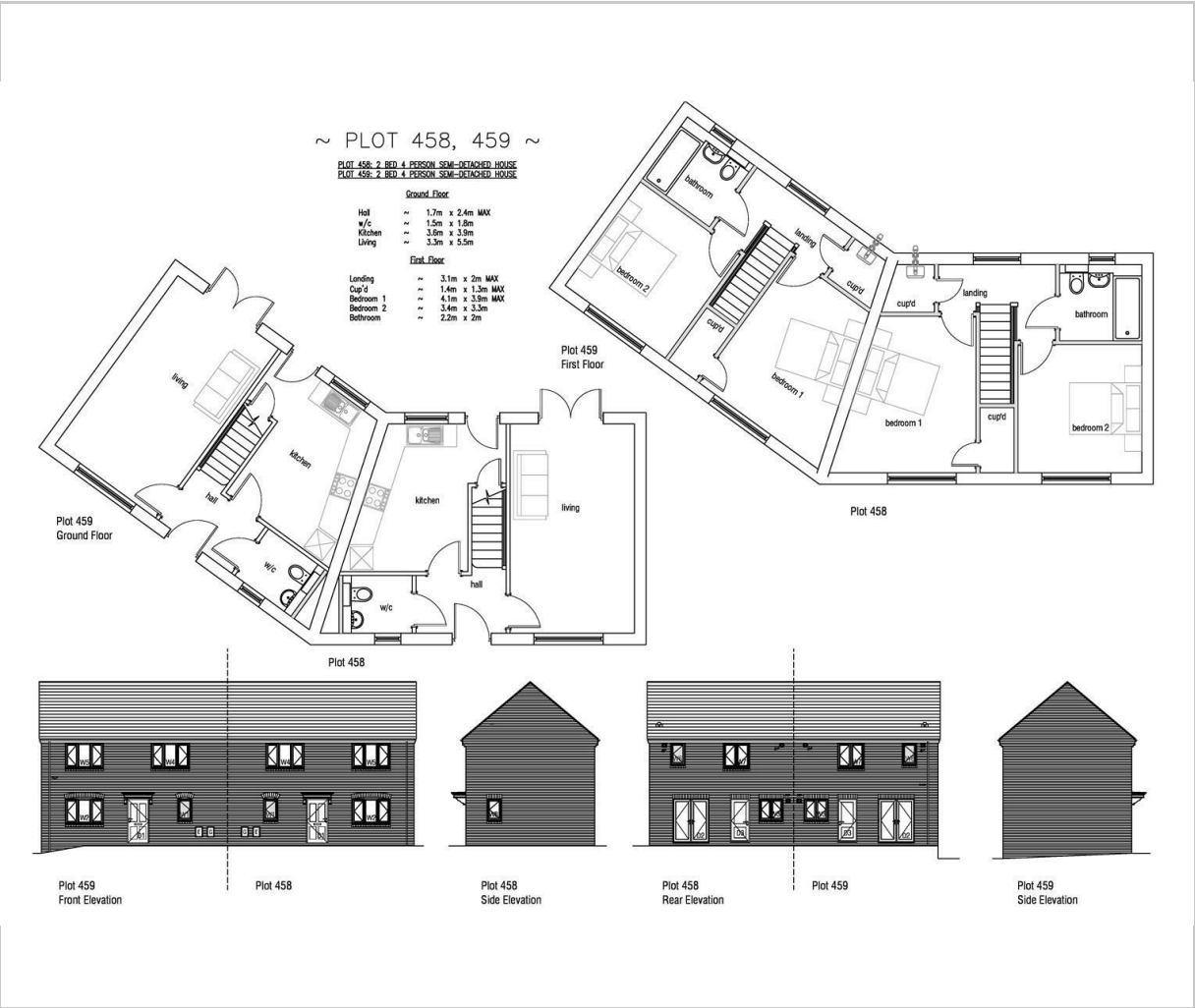
Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

### **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

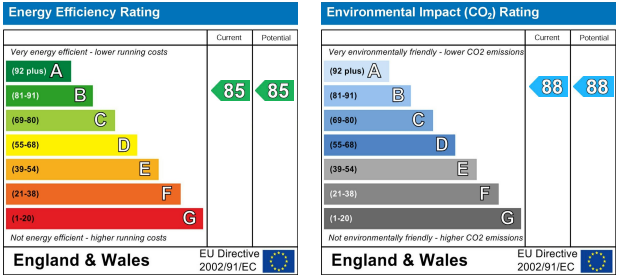
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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