



50 Markham Avenue
Weymouth, DT4 0QL

£415,000 Freehold



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A Brand New Three bedroom natural stone fronted detached house with two tandem parking spaces alongside located on the popular Markham Fields development. The property is ready for occupation and offers an ample lounge and a contemporary kitchen diner with modern fitted kitchen with Mistral Acrylic Worktops & built in appliances including double oven, touch control electric induction hob, integrated dish washer and frost free fridge freezer. on the first floor is a three double bedrooms with an en suite to bedroom 1 plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, Carpets & LVT flooring included supplied by Top Mark Carpets. Markham Fields is a sought after development situated just over a mile from Weymouth Town Centre, Harbour Area and Esplanade and with good local amenities close. N.B. There is a site service charge of £295 per annum.

Entrance Hall

Stairs to first floor, understairs cupboard

Cloakroom

W C with concealed Cistern and wash hand basin set into a cabinet

Lounge

20'0" x 13'1" (6.10 x 4.00)

French Doors onto patio and rear garden

Kitchen Area

11'1" x 9'6" (3.40 x 2.90)

Contemporary range of Kitchen unit supplied and fitted by Kitchen Craft, Mistral acrylic stone effect worktops, appliances include, eye level double oven, eclectic touch control induction hob, cooker hood, integrated fridge freezer and dishwasher

Dining Area

11'1" x 10'5" (3.40 x 3.20)

Landing

Bedroom 1

11'9" x 11'1" (3.60 x 3.40)

En Suite Shower Room

7'10" x 4'11" (2.40 x 1.50)

Contemporary white suite comprising tiled shower, wash hand basin with cabinet below & W C with concealed cistern, towel radiator

Bedroom 2

12'9" x 9'6" (3.90 x 2.90)

Bedroom 3

12'9" x 9'6" (3.90 x 2.90)

Family Bathroom

Fitted with contemporary white suite comprising panel bath with shower and screen above, wash hand basin with cabinet below & W C with concealed cistern, towel radiator

Carpets & LVT Flooring

Carpets & LVT flooring have been fitted supplied by Top Mark Carpets in Weymouth





Outside

Small garden to the front, Rear garden offers a full width Porcelain tiled patio with outside lighting, power points and water tap, the remainder will be laid to lawn and has a fenced surround.

Parking

Two tandem parking spaces alongside

Service Charge

Curtis Fields Management Company manages the communal areas of the development for which there is a £295 service charge

Construction

The property is traditionally built with cavity walls with Natural Stone & brick elevation under a Slate effect roof.

The properties are built to comply with modern building regulations with mobility access

Utility Supplies

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

Council Tax

To Be assessed by Dorset Council

Covenants

A list of the Curtis Fields Covenants is available on request

Flood Risk

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

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 firm's 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

