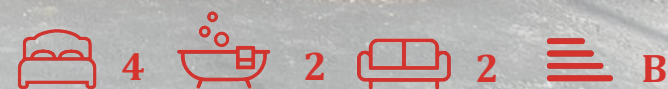




77 Markham Avenue
Weymouth, DT4 0QL

£440,000 Freehold



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A Brand new Four bedroom detached home located at Markham fields. The property is a Buttercup house type, EXAMPLE 3D TOUR AVAILABLE, with two side by side parking spaces in front. Internally there is an ample lounge with French doors onto Porcelain Tiled rear patio and a contemporary kitchen diner with modern fitted kitchen supplied by Kitchen Craft with Mistral 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 four bedrooms with an en suite to the bedroom 1 and built in wardrobes in bedrooms 1 & 4 plus a family bathroom. Located on the phase at Markham 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, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. The property is ready for occupation. N.B. There is a site service charge of £295 per annum.

Entrance Hall

Walk in Storage Cupboard

Cloakroom

Fitted with white Suite with concealed cistern & wash hand basin in cabinet

Lounge

18'4" x 13'1" (5.60 x 4.00)

French doors onto the full width patio and rear garden

Kitchen Area

18'0" x 8'10" (5.50 x 2.70)

Kitchen supplied can fitted by Kitchen Craft (choices available if reserved early)

Contemporary range of kitchen units with Mistral Acrylic worktops with drawers and cupboards below, appliances including touch control induction hob, cooker hood, double oven, integrated fridge freezer and dish washer, space for washing machine.

Dining Area

11'9" x 9'6" (3.60 x 2.90)

Landing

Airing Cupboard, access to loft

Bedroom 1

13'1" x 8'10" (4.0 x 2.70)

Built in double wardrobe

En Suite Shower Room

8'2" x 5'10" (2.50 x 1.80)

Tiled shower, wash hand basin set into cabinet and wc with concealed cistern

Bedroom 2

11'9" x 9'10" (3.60 x 3.00)

Bedroom 3

11'9" x 8'2" (3.60 x 2.50)

Bedroom 4

9'2" x 6'6" (2.80 x 2.00)

Built In Wardrobe





Family Bathroom

7'2" x 6'2" (2.20 x 1.90)

Three piece suite with panel bath with shower and screen above, wash hand basin set into cabinet and wc with concealed cistern

Outside

Front garden area and an enclosed Garden to the rear with full width of house porcelain tiled patio with the remainder laid to lawn, there will be an outside light, power points and an outside tap

Parking

Side by side parking for 2 cars to the front

Service Charge

Curtis Fields Management Company is set up to maintain the communal areas of the site with a service charge of £295 per plot per annum

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

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

Flood risk

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

Covenant

A list of the Curtis Fields Covenants is available on request

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

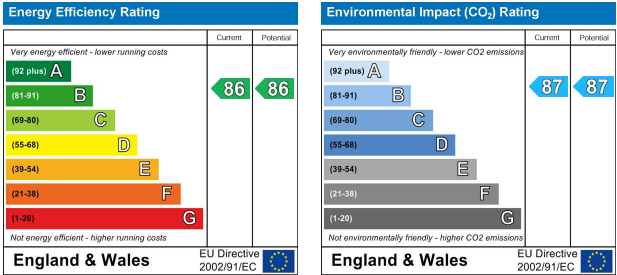
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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