



Plot Plot 272 Curtis Fields 19 Old Farm Lane  
Weymouth, DT4 0FH

**£225,000 Freehold**

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## Plot Plot 272 Curtis Fields 19

### Weymouth, DT4 0FH

Curtis FIELDS. Plot 272. The property is a Tulip house type comprising of a One double bedroom semi detached house with one parking space in front. Internally there is a 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 and cooker hood, on the first floor a double bedrooms plus a bathroom. Located on Curtis Fields and situated within two miles 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. Plot 272 is ready for occupation. Example 3d tour available 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

5'2" x 11'9" (1.60 x 3.60)

#### Cloakroom

4'11" x 4'3" (1.50 x 1.30)

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

#### Lounge

16'4" x 7'6" (5.00 x 2.30)

French Doors on to full width of house patio, open plan to kitchen

#### Kitchen

11'9" x 7'6" (3.60 x 2.30)

Fitted with contemporary kitchen units supplied and fitted by kitchen Craft Appliances include Double Oven, Hob, Cooker Hood, there is space for a fridge freezer a washing machine

#### Landing

Cupboard housing the gas boiler plus additional storage space

#### Bedroom

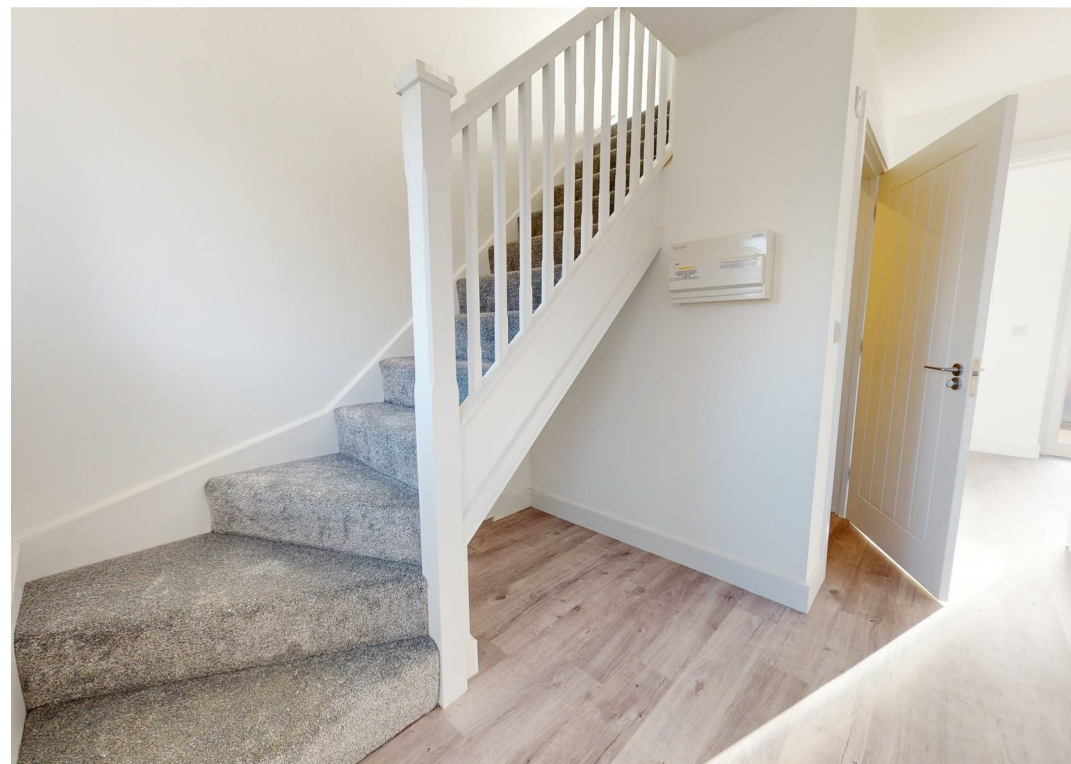
19'8" x 12'9" max measurements (6.00 x 3.90 max measurements)

Double aspect Windows front and rear

#### Bathroom

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

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**

Enclosed Garden to rear, which has a full width patio with the remainder turfed. Outside Lighting, Power Points & Water Tap, gate to the side giving pedestrian access

### **Parking**

One parking spaces to the front of the house,

### **Construction**

The property is traditionally built with cavity walls with a rendered elevations under a Slate effect 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 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

### **Floor Risk**

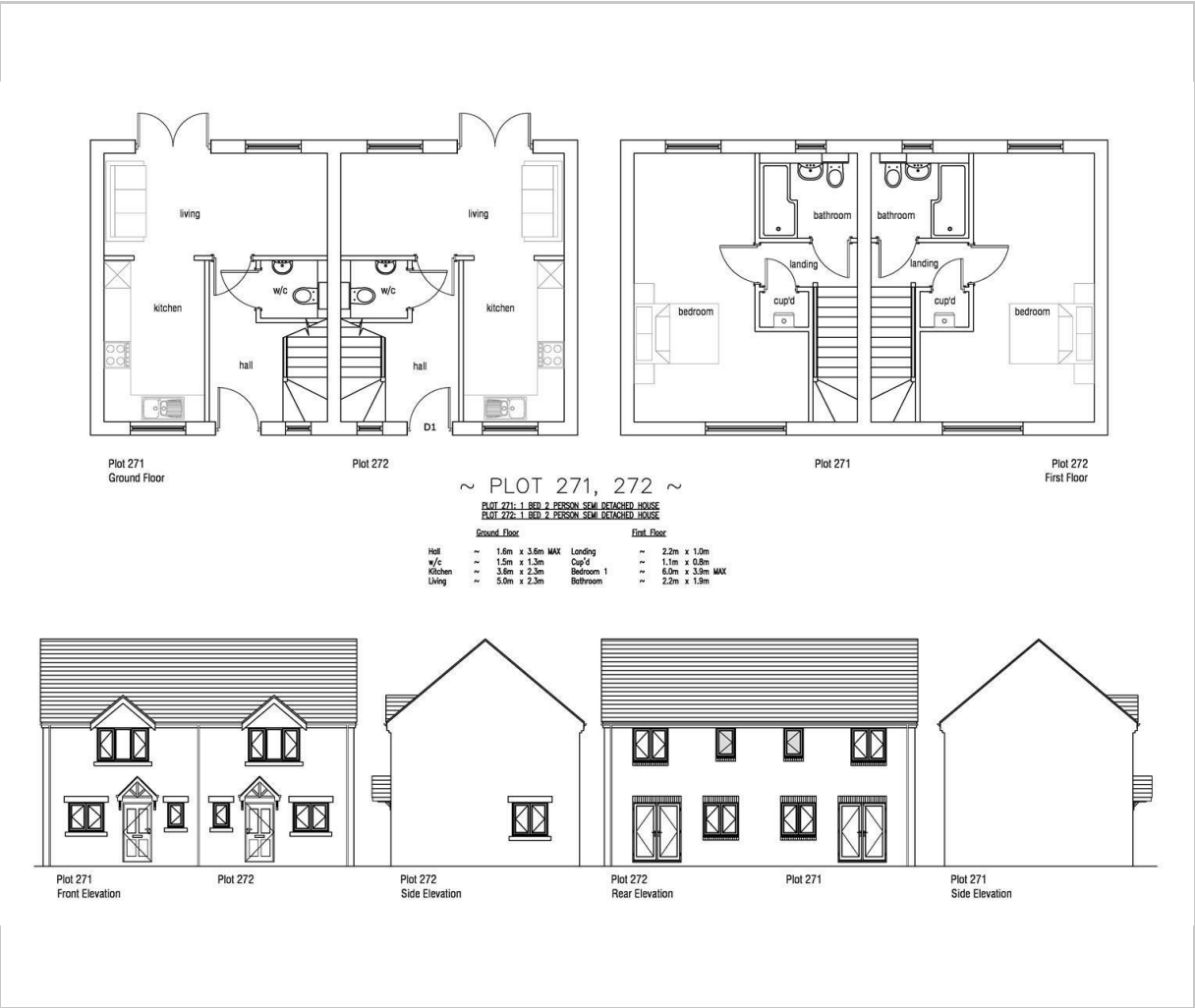
Very Low Risk Low of flooding from rivers, sea or surface water

### **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

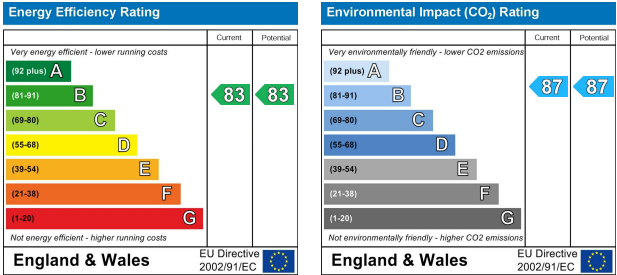
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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