



10 Little Francis Drive  
Weymouth, DT4 0FH

**£310,000 Freehold**



# 10 Little Francis Drive

## Weymouth, DT4 0FH

A Two bedroom semi detached house with a Large Terraced SOUTH Facing rear garden and with two side by side parking spaces to the side. Plot 232 CURTIS FIELDS the property is a Snowdrop house type offering an ample lounge with French Doors on to a full width south facing 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. The property include gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth and is ready for occupation. 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, an example 3D tour is also available

**Entrance Hall**  
6'2" x 7'10" (1.90 x 2.40)

**Cloakroom**  
6'2" x 4'3" (1.90 x 1.30)  
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

**Lounge**  
18'0" x 11'1" (5.50 x 3.40)  
Double aspect room with French Doors on to full width SOUTH FACING patio

**Kitchen Breakfast Room**  
12'1" x 11'5" (3.70 x 3.50)  
Fitted with contemporary cream coloured kitchen units with a walnut effect worktop supplied and fitted by kitchen Craft. Appliances include Double Oven, Hob, Cooker Hood and integrated Dish Washer, there is space for a fridge freezer a washing machine, access to under stairs cupboard and door to rear garden

**Landing**  
Cupboard

**Bedroom 1**  
11'1" x 11'1" (3.40 x 3.40)  
Built in Cupboard

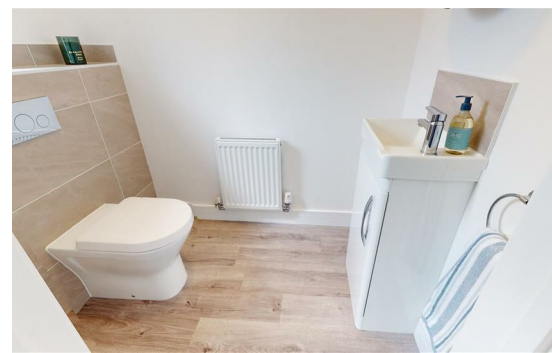
**Bedroom 2**  
14'1" x 8'6" (4.30 x 2.60)

**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

**Outside**  
Small gardens to front and Larger sized South Facing terraced garden to rear, Rear garden has a large patio with the remainder turfed and with graveled areas , Outside Lighting, Power Points & Water Tap

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





### **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

### **Council Tax**

Band C with Dorset Council

### **Utility Supplies**

Mains gas water electric and drainage connected, water supply is metered

### **Construction**

Traditionally built with brick elevations under a pitched roof

### **Flood Risk**

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

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

O2, 3, & Vodafone signals are strong & EE are average, TV, Sky & BT are available Virgin in not available

Broadband estimated standard 7 mbps superfast 46 mbps ultrafast 1800 mbps

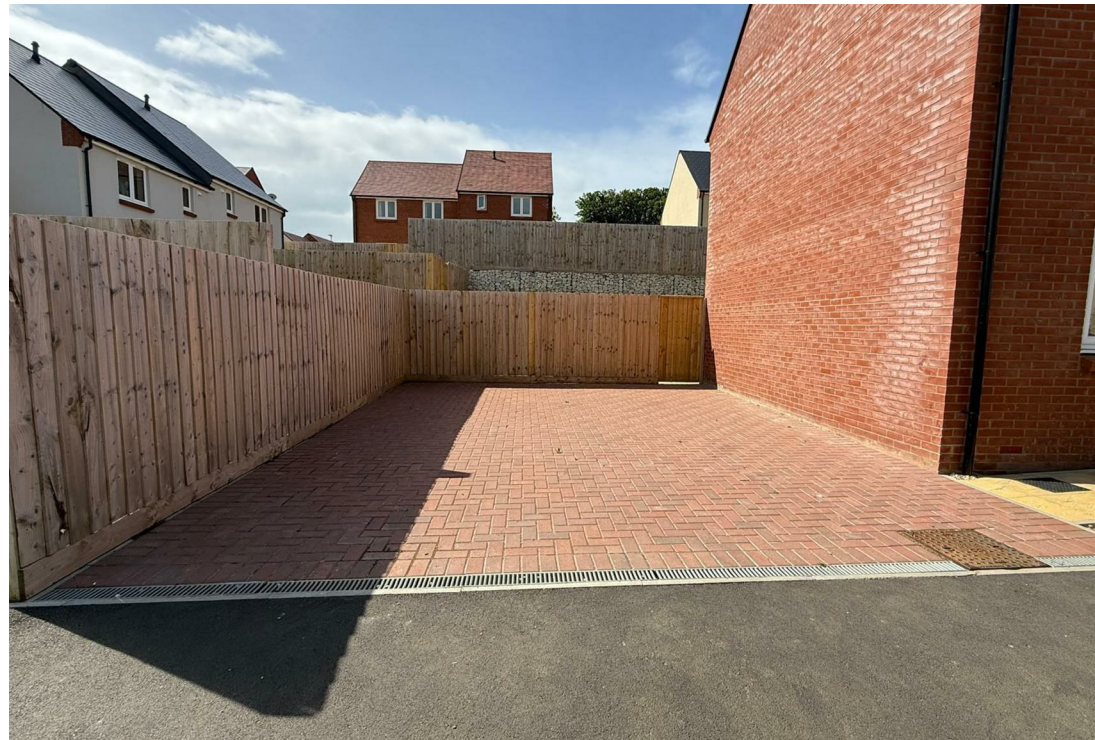
### **Covenants**

A list of the Curtis Fields Covenants is available on request

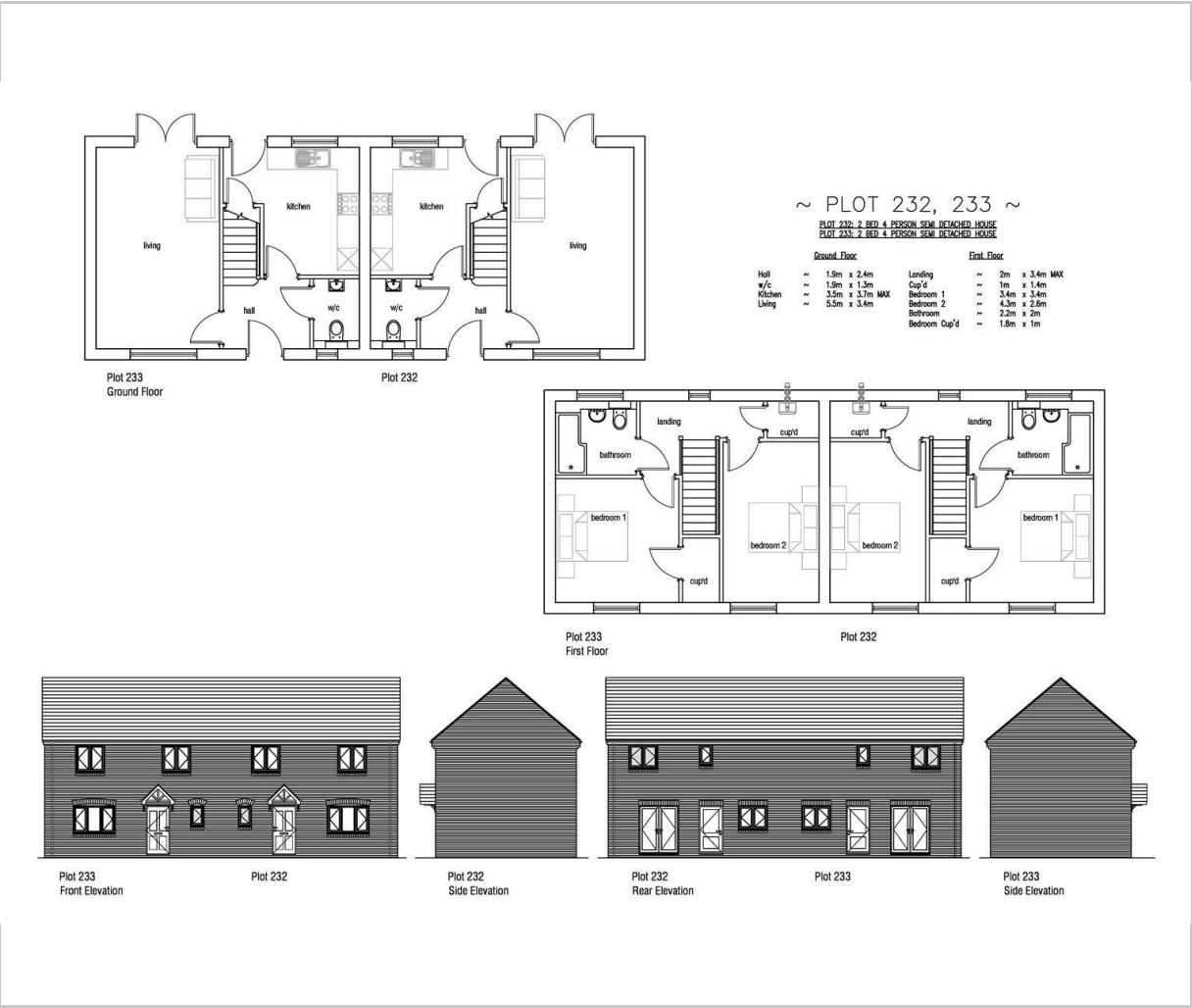
### **Legal Disclaimer**

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.

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.

Area Map



Energy Efficiency Graph

