



17 West Field Road  
Weymouth, DT4 0TW

**Asking Price £320,000 Freehold**



## 17 West Field Road Weymouth, DT4 0TW

A well presented two double bedroom detached house located on the popular Curtis Fields with excellent local amenities close by including primary and secondary schools, convenience store, doctors surgery and pharmacy. Internally the property is very well presented and offers Gas Central Heating, UPVC Double Glazed Windows, Ground Floor WC, Modern fitted kitchen with Most Appliances Included, there is also an enclosed rear garden, there are PV panels on the roof that are owned with the property and a Leasehold Carport close by with parking in front close by. The house is located just over a mile from Weymouth Town Centre and Harbour Area.

Curtis Fields communal areas are maintained by a management company, there is a current service charge of £179 per annum

### Entrance Hall

### Lounge

17'8" x 10'10" (5.40 x 3.31)

French Doors to patio and rear garden.

### Kitchen Breakfast Room

11'11" x 11'1" (3.65 x 3.40)

Contemporary range of kitchen units comprising sink unit set in to work tops with drawers and cupboards below, four ring electric induction hob with double oven below, washing machine, fridge freezer, wall mounted cupboards, space for table, under stairs cupboard with tumble dryer door to patio and rear garden.

### Cloakroom

6'0"x 3'11" (1.85x 1.20)

Two piece suite comprising of wash hand basin with a cabinet below and WC

### Landing

Built in cupboard

### Bedroom 1

11'0" x 10'11" (3.36 x 3.34)

Built in Cupboard

### Bedroom 2

14'1" x 8'10" (4.30 x 2.70)

### Bathroom

7'4" x 6'4" (2.24 x 1.95)

White three piece suite comprising a shower bath with shower above and screen, wash hand basin and low level WC





### Outside

Enclosed garden to the rear partly laid to patio the remainder to lawn and decking, there is also a timber shed to the side of the house and rear pedestrian access.

There is a Carport close by providing covered parking. The carport is held on a 999 year lease with no rent payable the seller pays towards the building Insurance if requested. There is a parking space in front of the carport included

### Construction

Traditional cavity construction and insulation with Brick elevations under a pitched roof

### Council Tax

Band C with Dorset Council

### Utility Supplies

Mains gas, electricity water and drainage connected.

### Phone and Broadband Signal Strength and Coverage

O2, 3, and Vodafone signals are strong and EE is average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 10 mbps superfast 47 mbps ultrafast 1800 mbps

### Flood Risk

Rivers, Sea & Surface Water Very Low

### Service Charge

Curtis Fields has a management company to look after the communal areas, the annual service charge is £179 per Annum

### 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

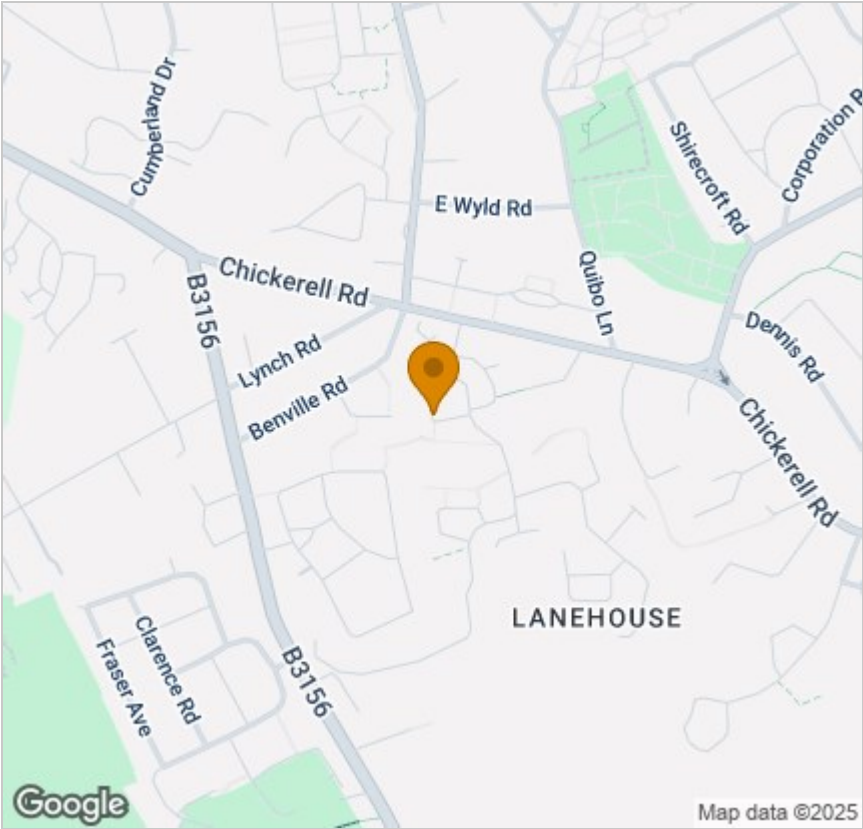


Viewing

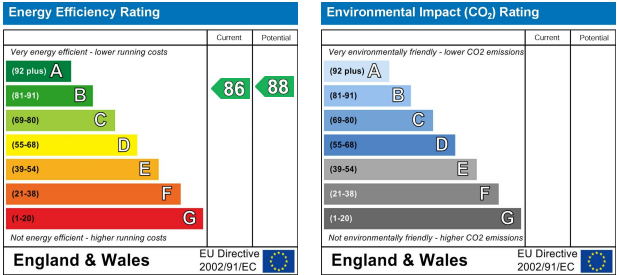
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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