

# Plot 361 Curtis Fields 45 Weamouth, PAAOTS

Curtis Fields Plot 361. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a split level rear garden master bedroom with dressing area and Photo Voltaic panels on the roof. An IRIS 2 house type there is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area, Lounge with French Doors opening onto full width patio and rear garden there is parking for two cars tandem close by. There is a contemporary fitted kitchen supplied by Howdens with built in appliances including an AEG electric oven, AEG touch control induction hob, cooker hood, integrated dishwasher & fridge freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. All properties come with a 10 year NHBC warranty, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 361 is scheduled for completion November 2025. Photos shown maybe of similar plots, please check the plans or with estate agent as plots do very.

#### **Entrance Hall**

#### Cloakroom

5'10" x 4'7" (1.80 x 1.40)

Fitted with a wash hand basin with cabinet below and we with concealed cistern

#### Kitchen

14'1" x 7'2" (4.30 x 2.20)

Contemporary fitted kitchen supplied by Howdens, With mixture of AEG & Lamona appliances include a AEG electric oven, AEG touch control Induction hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine

#### Lounge

16'4" x 11'1" (5.00 x 3.40)

French Doors on to large patio and split level rear garden

#### Landing

Cupboard

**Bedroom 2** 13'11" x 8'10" (4.25 x 2.70)

**Bedroom 3** 11'3" x 9'0" (3.45 x 2.75)

#### **Bathroom**

7'2" x 6'6" (2.20 x 2.00)

Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and we with concealed cistern and tiling

#### Landing

Cupboard

#### Bedroom 1

16'8" x 12'9" (5.10 x 3.90)

#### **En Suite Shower Room**

7'10" x 8'2" max (2.40 x 2.50 max)

Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and we with concealed cistern

























#### **Dressing Area**

9'2" x 7'10" (2.80 x 2.40)

#### Outside

Small garden to the front and there is an enclosed rear garden with large patio across the rear of the house and the remainder to lawn and pedestrian access, there is also a water tap, power points and rear lighting.

#### Parking

Parking for two cars tandem close by

#### Council Tax

To be assessed by Dorset Council

#### **Management Company**

Curtis Fields Management Company maintains the communal areas with a service charge of £295 per plot per annum

#### Construction

Traditionally built with part natural stone & part render elevations under a pitched roof

#### Central Heating & Photo Voltaic Panels

The property is highly insulated with Band A energy rating, central heating is supplied by a gas boiler and radiators

Photo Voltaic panel are on the roof are in the ownership of the property

#### **Utility Supplies**

Mains Electricity, gas, water and drainage connected, water is metered

# Phone and Broadband signal strength and coverage

Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

#### Flood Risk

To be assessed

#### ovanants

A list of the Curtis Fields Covenants is available on request

#### Legal Disclaimer

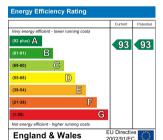
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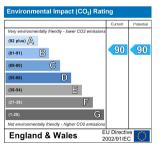
Floor Plan Area Map





### **Energy Efficiency Graph**





## 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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