



Orchard Way | | Weymouth | DT4 0FH

Offers Over £290,000

BEAUMONT  JONES

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We are delighted to offer a generous sized two double bedroom semi-detached home within the popular development in Curtis Fields. This would make an excellent first time purchase and is offered with no onward chain. The property offers a lounge/diner, kitchen, cloakroom, two double bedrooms, bathroom, enclosed rear garden, large timber framed garage with electric roller shutter and off road parking.

- Two Double Bedroom Semi-Detached House
- Large Timber Framed Garage with Electric Shutter
- Enclosed Rear Garden
- Ideal First Time Purchase
- Two Years Old with 8 Years Remaining on The NHBC
- Off Road Parking
- Lounge/Diner
- No Forward Chain

Full Description

Access to the main front door is via a pedestrian footpath over looking the SUDS pond. Entrance into the property is via a front aspect double glazed composite door leading into a generous sized hallway with stairs rising to the first floor, wall mounted radiator and doors lead through to the lounge/diner, kitchen and cloakroom. The cloakroom offers a front aspect double glazed window, concealed WC, vanity wash hand basin, extractor fan and a wall mounted radiator. The lounge/diner is a generous size offering a front aspect double glazed window, rear aspect double glazed patio doors leading out onto the garden and two wall mounted radiators. The kitchen has a range of eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, built in understairs cupboard, rear aspect double glazed window, rear aspect double glazed door leading out onto the garden and a wall mounted radiator.



Built in 2022 with 8 years remaining on the NHBC is this spacious two double bedroom semi-detached home offering a large timber framed garage with an electric roller shutter.



The first floor offers a landing with a built in airing cupboard housing the gas combi boiler, loft access via a hatch, rear aspect double glazed window and doors lead through to two double bedrooms and bathroom. Bedroom one is a generous sized double with a front aspect double glazed window overlooking the SUDS pond, large built in wardrobe and a wall mounted radiator. Bedroom two is a further generous sized double offering a front aspect double glazed window overlooking the SUDS pond and a wall mounted radiator. The bathroom offers a contemporary suite including a panel enclosed bath with a wall mounted mixer shower system over, concealed WC, vanity wash hand basin, wall mounted towel rail heater and an extractor fan. The property offers the benefit of having two separate thermostats to control the heating from downstairs to upstairs.

Outside offers a generous sized enclosed rear garden laid to patio and lawn with planted borders and a planted cherry blossom tree, external power point and water supply. Raised steps leads to a large timber framed garage which was previously a car port. The current owners have turned this into an enclosed garage with a full size loft storage area above, a garage door and mains electricity. The garage door is a Garolla electric roller shutter. There is a QUBEV smart electric car charging point, power points and an automatic light. The garage is big enough to park a large car in plus there is a block paved driveway in front of the garage for one car and visitors spaces within the car park. The front garden is laid to white pebbles with wrought iron railings and a path leads to the main front door.



Located in the modern and desirable new development of Curtis Fields, a short drive from the Old Harbour, main beach and Weymouth town centre. Also conveniently located nearby are grocery shops and other local amenities. There are also a range of primary and secondary schools within walking distance.

Agents Note: The vendor informs us that there is a community maintenance charge of £295.00 per annum.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

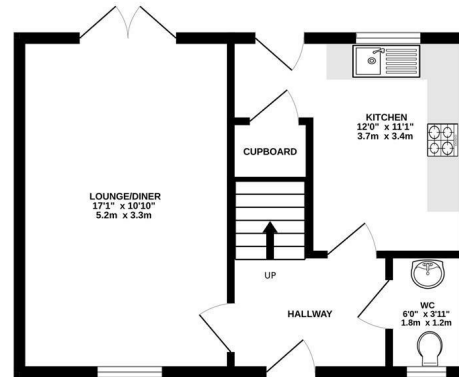
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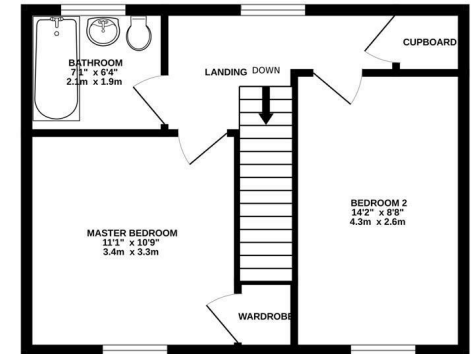


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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