



Davis Crescent | Curtis Fields | Weymouth | DT4 0FG

Offers Over £310,000

BEAUMONT  JONES

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We are delighted to offer an immaculate and spacious two double bedroom detached house within the popular development of Curtis Fields. Built in 2019 the property boasts a large car port, downstairs cloakroom, spacious lounge/diner, kitchen/breakfast room, two large double bedrooms, bathroom and rear garden with gated side access. Viewing is a must to be appreciated.

- Spacious Two Double Bedroom Detached House
- Built in 2019
- Large Car Port
- Spacious Lounge/Diner
- Immaculate Throughout
- Well-Positioned Within The Curtis Fields Development
- Kitchen/Breakfast Room
- Enclosed Rear Garden with Gated Side Access

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into a welcoming hallway with LVT flooring running throughout the ground floor, stairs rise to the first floor, wall mounted radiator and doors lead through to the principle rooms. The spacious cloakroom offers a low level WC, vanity wash hand basin, wall mounted radiator and a front aspect double glazed window. The light and airy lounge/diner is spacious offering a front aspect double glazed window, rear aspect double glazed patio doors leading out onto the rear garden and a wall mounted radiator. The kitchen/breakfast room has a modern fitted



This spacious home offers two large double bedrooms with one benefitting a large built in wardrobe.



kitchen comprising eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor hood over, fixed breakfast bar with seating for two, space and plumbing for a washing machine and space for a fridge/freezer, built in understairs storage cupboard, wall mounted radiator, rear aspect double glazed window and a rear aspect double glazed door leading out onto the garden.

The first floor offers a spacious landing area with loft access via a hatch, large built in airing cupboard, wall mounted radiator, rear aspect double glazed window and doors lead through to two large double bedrooms and bathroom. The master bedroom is a large double offering a front aspect double glazed window and a wall mounted radiator. Bedroom two is a good sized double offering a front aspect double glazed window, large built in wardrobe and a wall mounted radiator. The modern bathroom comprises a suite including a L-Shaped panel enclosed bath with a wall mounted mixer shower system over, low level WC, vanity wash hand basin, wall mounted towel rail heater and a rear aspect double glazed window.

Outside offers a level garden with gated side access, the garden is laid to patio and lawn. There is a large car port to the side of the property providing covered off road parking.

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 £229.00 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.

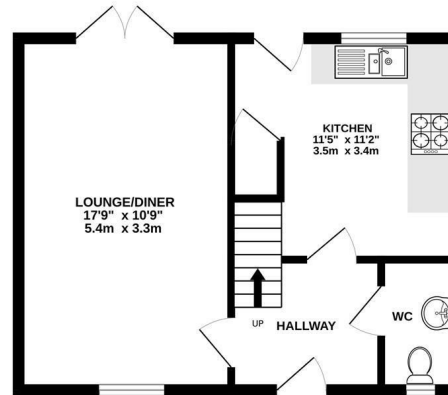
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

The property is well-positioned and located within the popular development of Curtis Fields.

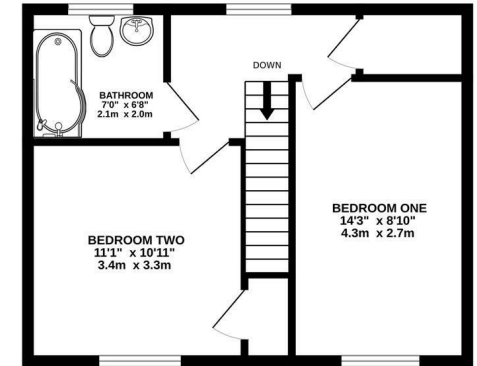


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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