



East Field Road | | Weymouth | DT4 0TT

Offers Over £265,000

BEAUMONT  JONES

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We are delighted to offer a generous sized two double bedroom home within the popular development in Curtis Fields. This would make an excellent first time purchase. The property offers a lounge/diner, kitchen, cloakroom, two double bedrooms, bathroom, enclosed rear garden, off road parking and car port.

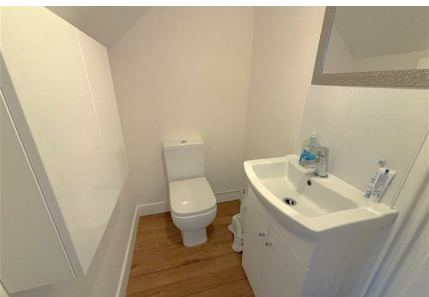
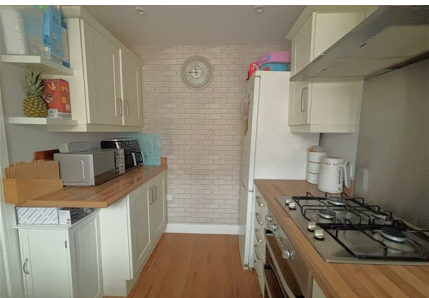
- Two Double Bedrooms
- Bright Living Accomodation
- Cleverly Designed Low Maintenance Garden
- Tucked Away Position
- Owned Solar Panels
- Allocated Off Road Parking Plus Car Port
- Large Family Bathroom
- Rear Access To Car Port Garden
- Close To Amenities
- Sought After Location

Full Description

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 and doors lead through to the lounge/diner, kitchen and cloakroom. The cloakroom offers a low level WC and vanity wash hand basin. The sitting/dinning room is a generous size offering a rear aspect double glazed window and rear aspect double glazed french doors that lead out onto the garden with far reaching views. The kitchen is a



This spacious two double bedroom home offers bright and airy living accommodation, with downstairs WC, generous family bathroom and a well designed rear garden

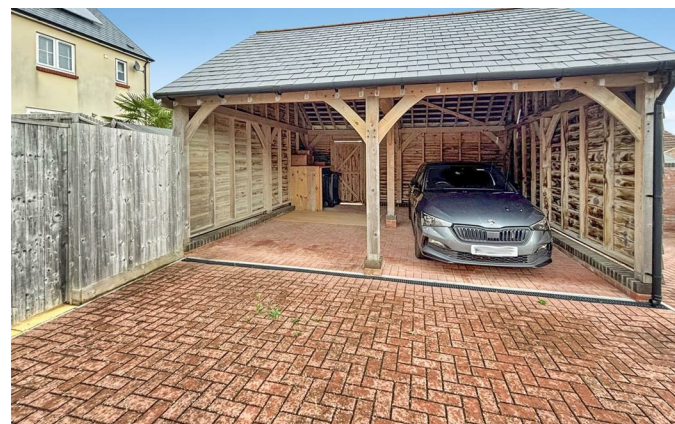


light front facing room and has a range of eye and base level units with work surfaces over, integral double oven with inset four ring gas hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine and space for a fridge/freezer.

The first floor offers a landing with a built in storage cupboard, loft access via a hatch and doors lead through to two double bedrooms and bathroom. Bedroom one is a generous sized double with a front aspect double glazed window. Bedroom two is a further generous sized double offering a rear aspect double glazed window with far reaching views. The bathroom offers a contemporary suite including a panel enclosed bath with a wall mounted mixer shower system over, low level WC, vanity wash hand basin, wall mounted radiator and an extractor fan.

Outside offers a generous sized enclosed rear garden laid to patio and artificial grass with modern glass balustrades. Steps lead down to a wooden gate that offers access to a timber framed car port. The car port is big enough to park a large car in. The front of the property offers a large allocated parking space.

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 B. 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.



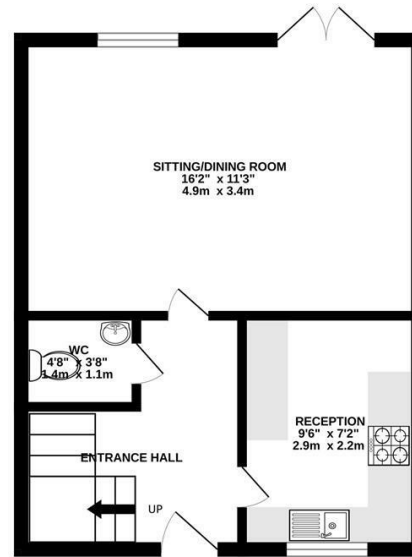
Positioned within a quiet cul-de-sac this family home is a must to view.



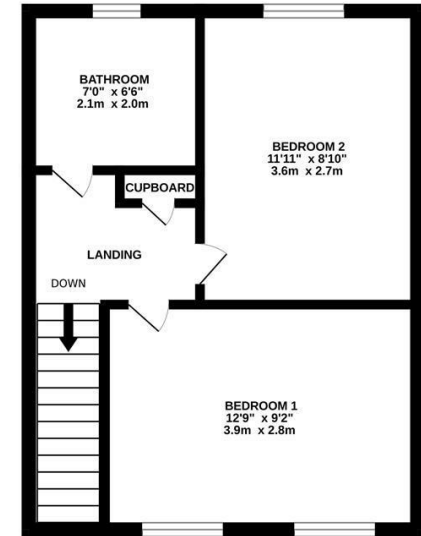


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 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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