



Instinct Guides You



Curtis Way, Weymouth £315,000

- Attractive Southerly Garden
- Double Car Port
- Well Presented Detached Home
- Two Double Bedrooms
- Fronts Open Greenspace
- Bathroom and Cloakroom
- New, Energy Efficient Home
- Nearby Amenities



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This well-presented detached two-bedroom home fronts an attractive green space and enjoys a landscaped southerly garden and double carport. With a stylish contemporary finish and generous proportions throughout, the home boasts a versatile layout and excellent storage. A range of amenities can be found within close proximity.

The downstairs is well proportioned, initially by a large lounge/diner spanning the length of the property. Patio doors amplify the sense of light and provide an outlook to the garden - thoughtfully utilising the southerly aspect to benefit the inherent bright nature of the home. Uniquely the room benefits from recently installed air conditioning. Adjacent, a stylish contemporary kitchen benefits similarly and has room for appliances and an integrated dishwasher amongst ample worksurface and storage space; The room also contains a door to grant access to the garden. A generous cloakroom completes the downstairs accommodation.

Upstairs, both bedrooms are well-proportioned doubles with an abundance of space for furnishings, further encapsulating the home's considerate configuration with bedroom one enjoying a spacious built-in wardrobe & air conditioning unit. The family bathroom is finished with sleek modern tiling and provides a bath with shower over, toilet and hand basin. A large storage cupboard completes the floor.

The home's garden has been tastefully landscaped by the owner to include a diverse range of plants and shrubs that complement the southerly aspect. A gate opens to the parking at the rear in the form of a double carport that benefits light and power finished with a useful timber-built shed.

Agents notes - The vendor

Room Dimensions

Lounge/Diner 17'8" x 10'9" (5.41 x 3.29)

Kitchen 11'1" x 8'7" (3.40 x 2.62)

Cloakroom 6'0" x 3'10" (1.84 x 1.19)

Bedroom One 10'11" x 10'10" (3.34 x 3.32)

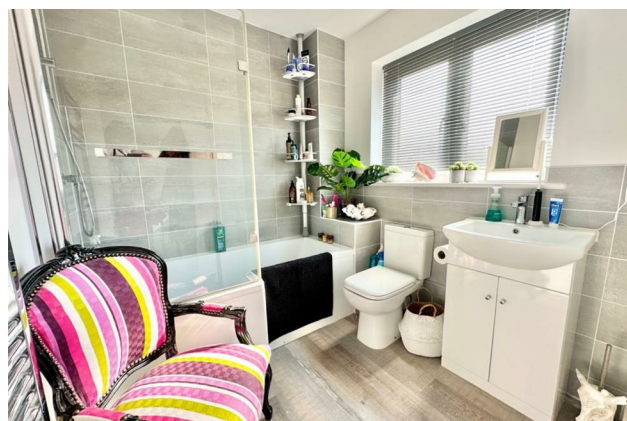
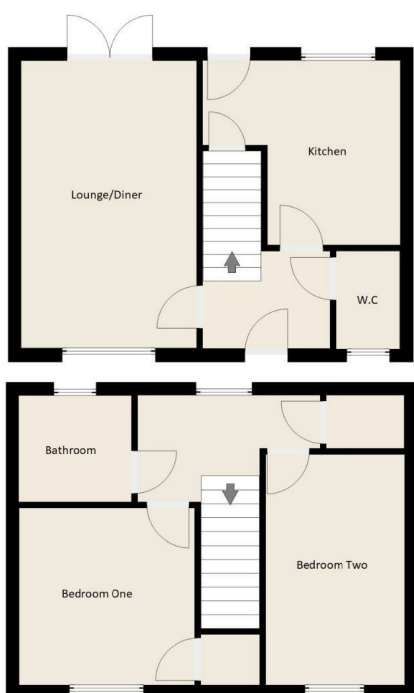
Bedroom Two 14'2" x 8'9" (4.33 x 2.69)

Bathroom 7'0" x 6'6" (2.15 x 2.00)

Agents Notes

The vendor informs us the property pays an estate charge of approximately £220pa for the maintenance and upkeep of green spaces on the Curtis Fields development.

We recommend these details be checked by a solicitor before incurring costs.



Energy Efficiency Rating	
Current	Potential
83	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.