



Instinct Guides You



Curtis Way, Weymouth £280,000

- Very Well Presented Throughout
- Two Double Bedrooms
- Car Port and Parking
- Bathroom & Cloakroom
- Low Maintenance Garden
- Amenities Nearby
- Close To Attractive Greenspace
- Modern Efficient Home



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this very well presented two double bedroom property, only a few years old, it offers a perfect blend of modern living and comfort. Situated On Curtis Fields the home offers an attractive position close to walks around a mature green space and with a range of amenities close by.

Inside, the property boasts a contemporary design & finish with a generous open-plan living area large enough for a range of furniture. The room benefits a dual aspect with double doors that open to the rear helping to merge the boundaries between home and garden.

The kitchen adjacent has a range of fitted units and ample worksurface and has been finished to a modern standard. A large understairs cupboard compliments the space. In addition, there is space for a range of white goods and views into the rear garden. A cloakroom completes the ground floor.

Ascending to the first floor both bedrooms are generously sized doubles with bedroom one enjoying a built-in wardrobe. The family bathroom is well appointed white suite comprising a bath with shower over, wash hand basin and w.c complimented by decorative tiling.

The rear secure garden has been finished with a low-maintenance finish in mind that offers a perfect blank canvas. A patio offers an ideal place to entertain and the rear gate leads to the car port and parking.

The property is a stone's throw from two green spaces, adorned with walks and easy connections to local amenities.



Room Dimensions

Kitchen 11'11" max x 8'0" + recess (3.65 max x 2.45 + recess)

Lounge/Diner 17'3" x 10'1" (5.27 x 3.08)

Bedroom One 10'3" x 10'2" (3.14 x 3.12)

Bedroom Two 12'11" max x 10'9" max (3.95 max x 3.28 max)

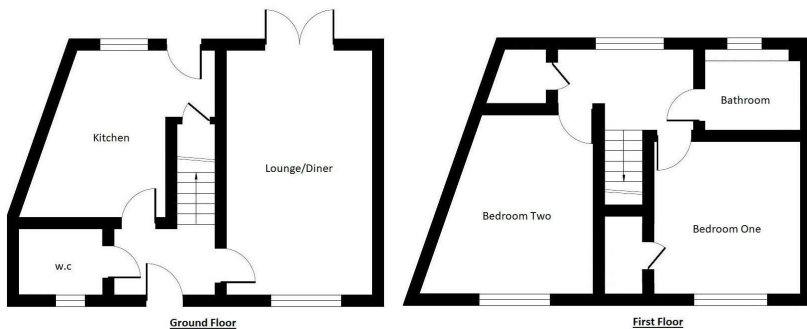
Bathroom

Cloakroom

Agents Notes

The vendor informs us the property pays an estate charge of approximately £200pa 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
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.