



Instinct Guides You



## Curtis Way, Weymouth Guide Price £270,000

- 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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



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 workspace 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 right with the car port adjoining the property.

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 )**

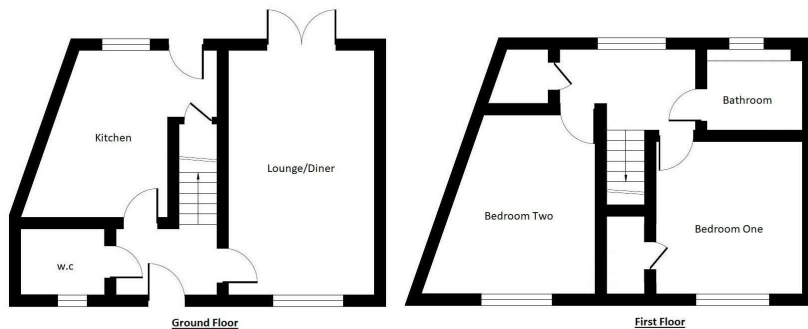
**Bathroom**

**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, please note the carport has 995 years remaining on the lease.

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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.