



17 West Field Road  
Weymouth, DT4 0TW

£1,400 Per Month

House - Detached





17 West Field Road, Weymouth, DT4 0TW

A well presented two double bedroom detached house located on the popular Curtis Fields with excellent local amenities close by including primary and secondary schools, convenience store, doctors surgery and pharmacy. Internally the property is very well presented and offers Gas Central Heating, UPVC Double Glazed Windows, Ground Floor WC, Modern fitted kitchen with Most Appliances Included, there is also an enclosed rear garden, there are PV panels on the roof that are owned with the property and a Carport close by with parking in front close by. The house is located just over a mile from Weymouth Town Centre and Harbour Area.



**Entrance Hall**

**Lounge**  
17'8" x 10'10" (5.40 x 3.31)  
French Doors to patio and rear garden.

**Kitchen Breakfast Room**  
11'11" x 11'1" (3.65 x 3.40)  
Contemporary range of kitchen units comprising sink unit set in to work tops with drawers and cupboards below, four ring electric induction hob with double oven below, washing machine, fridge freezer, wall mounted cupboards, space for table, under stairs cupboard with tumble dryer door to patio and rear garden.

**Cloakroom**  
6'0" x 3'11" (1.85 x 1.20)  
Two piece suite comprising of wash hand basin with a cabinet below and WC

**Landing**  
Built in cupboard

**Bedroom 1**  
11'0" x 10'11" (3.36 x 3.34)  
Built in Cupboard

**Bedroom 2**  
14'1" x 8'10" (4.30 x 2.70)

**Bathroom**  
7'4" x 6'4" (2.24 x 1.95)  
White three piece suite comprising a shower bath with shower above and screen, wash hand basin and low level WC

**Outside**  
Enclosed garden to the rear partly laid to patio the remainder to lawn and decking, there is also a timber shed to the side of the house and rear pedestrian access.  
There is a Carport close by providing covered parking.

**Construction**  
Traditional cavity construction and insulation with Brick elevations under a pitched roof

**Council Tax**  
Band C with Dorset Council

**Utility Supplies**  
Mains gas, electricity water and drainage connected.

**Phone and Broadband Signal Strength and Coverage**  
O2, 3, and Vodafone signals are strong and EE is average  
TV, Sky & BT are available Virgin is not available  
Broadband estimated standard 10 mbps superfast 47 mbps ultrafast 1800 mbps

**Flood Risk**  
Rivers, Sea & Surface Water Very Low

**Legal Disclaimer**  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

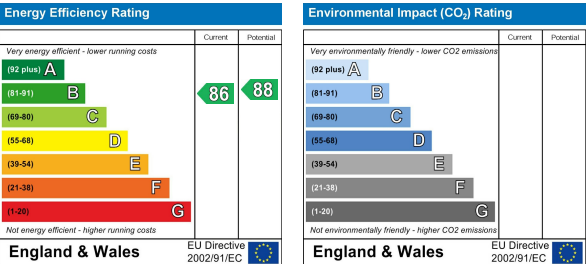
Area Map



Floor Plan



Energy Efficiency Graph



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