



Plot 385 Curtis Fields 56 Curtis Way  
Weymouth, DT4 0TS

**£380,000 Freehold**





## Plot 385 Curtis Fields 56

### Weymouth, DT4 0TS

CURTIS FIELDS Plot 385, A Three bedroom detached Marigold house type EXAMPLE 3D VIRTUAL TOUR AVAILABLE, with driveway parking for two cars to the side and a SOUTH facing garden to the rear with a large patio. Internally there is a 3D Virtual Tour available of a similar property (plots will vary) showing a lounge diner with French Doors opening on to patio and rear garden, a contemporary kitchen with Silestone quartz worktops built in appliances including AEG oven, AEG touch control induction hob, integrated dishwasher and frost free fridge freezer. on the first floor is a three bedrooms with an en suite to bedroom 1 plus a family bathroom. All properties come with a 10 year NHBC warranty, gas central heating, upvc double glazed windows, and LVT flooring to the ground floor supplied by Top Mark in Weymouth. Plot 385 is ready for occupation. N.B. There is a site service charge of £295 per annum with the selling agent.

#### Entrance Hall

#### Cloakroom

6'2" x 5'10" (1.90 x 1.80)

WC with concealed cistern, wash hand basin set into cabinet

#### En Suite Shower Room

8'6" x 3'11" (2.60 x 1.20)

Tiled Shower, WC with concealed cistern, wash hand basin set into cabinet wall tiling, towel radiator

#### Lounge Area

16'4" x 12'5" (5.00 x 3.80)

Side window

#### Dining Area

8'6" x 8'2" (2.60 x 2.50)

French Doors to south facing rear garden with Patio and rear garden

#### kitchen

12'1" x 9'10" (3.70 x 3.00)

Contemporary range of kitchen units supplied by Howdens Dorchester (choices available if reserved early) with Silestone Quartz worktops with upstands and soft close drawers and cupboards below, AEG & Lamona appliances including AEG touch control induction hob, cooker hood, AEG electric oven, An integrated fridge freezer and dishwasher, space for washing machine.

#### Landing

Airing Cupboard housing gas boiler

#### Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

#### Bedroom 2

10'5" x 9'6" (3.20 x 2.90)

#### Bedroom 3

9'10" x 8'6" (3.00 x 2.60)

#### Family Bathroom

9'6" x 6'2" (2.90 x 1.90)

Shower bath with glass screen, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

#### Parking

Driveway Parking to the side for two cars







### Outside

Small garden area to the front. Enclosed South facing garden to the rear with large Patio and the remainder laid to lawn, there will be outside water tap, wall light and power points and a fenced surround

### Construction

The property is traditionally built with cavity walls with a rendered elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

### Service Charge

Curtis Fields Management Company is set up to maintain the communal areas of the site with a service charge of £295 per plot per annum

### Covenants

A list of the Curtis Fields Covenants is available on request

### Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

### Photo Voltaic Roof Panels

There are Photo Voltaic panels to the roof which will belong to the property

### Phone and Broadband signal strength and coverage

Mobile phone signals are strong for Vodafone, 3 & O2 average for EE, Internet and broadband not yet connected so not yet assessed

### Flood Risk

Awaiting Assessment

### 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.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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.

35 St Thomas Street, Weymouth, DT4 8EJ  
Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

Area Map



Energy Efficiency Graph

