Hull Gregson Hull



Plot 322 Curtis Fields 107 Curtis Way

Weymouth, DT4 0TS

£240,000 Freehold

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Plot 322 Curtis Fields 107 Weymouth, DT4 0TS

CURTIS FIELDS. Plot 322 A PRIME PLOT. The property is an Semi Detached Tulip house type comprising of a One double bedroom house with one parking space and a larger sized southerly facing rear garden. Internally there is a lounge with French Doors on to a southerly facing full width patio and a contemporary kitchen supplied by Howdens with built in appliances including AEG Electric oven, AEG Touch Control Induction hob, An integrated Dishwasher and a cooker hood, on the first floor a double bedrooms plus a bathroom. Located on Curtis Fields within two miles of Weymouth Town Centre, Harbour Area and Esplanade. 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 322 is scheduled for completion early 2027. N.B. There is a site service charge of £295 per annum. Photos shown maybe of similar plots please check with selling agent as plots can vary

Entrance Hall
5'2" x 6'2" (1.60 x 1.90)

Cloakroom
3'3" x 8'6" (1.00 x 2.60)
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

Kitchen
9'10" x 7'6" (3.00 x 2.30)
Fitted with contemporary kitchen units supplied by Howdens Dorchester Appliances include AEG electric Oven, AEG Touch Control Induction Hob, Cooker Hood, integrated dishwasher there is space for a fridge freezer a washing machine, open plan to Lounge

Lounge
16'4" x 9'6" (5.00 x 2.90)
French Doors on to full width of house patio and South Facing garden, open plan to kitchen

Landing
Cupboard housing the gas boiler plus additional storage space

Bedroom
19'8" x 12'9" max measurements (6.00 x 3.90 max measurements)
Double aspect Windows front and rear

Bathroom
7'2" x 6'2" (2.20 x 1.90)
Fitted with three piece suite comprising Panel bath with shower and screen above, WC with concealed cistern, Wash hand basin set in cabinet, towel radiator



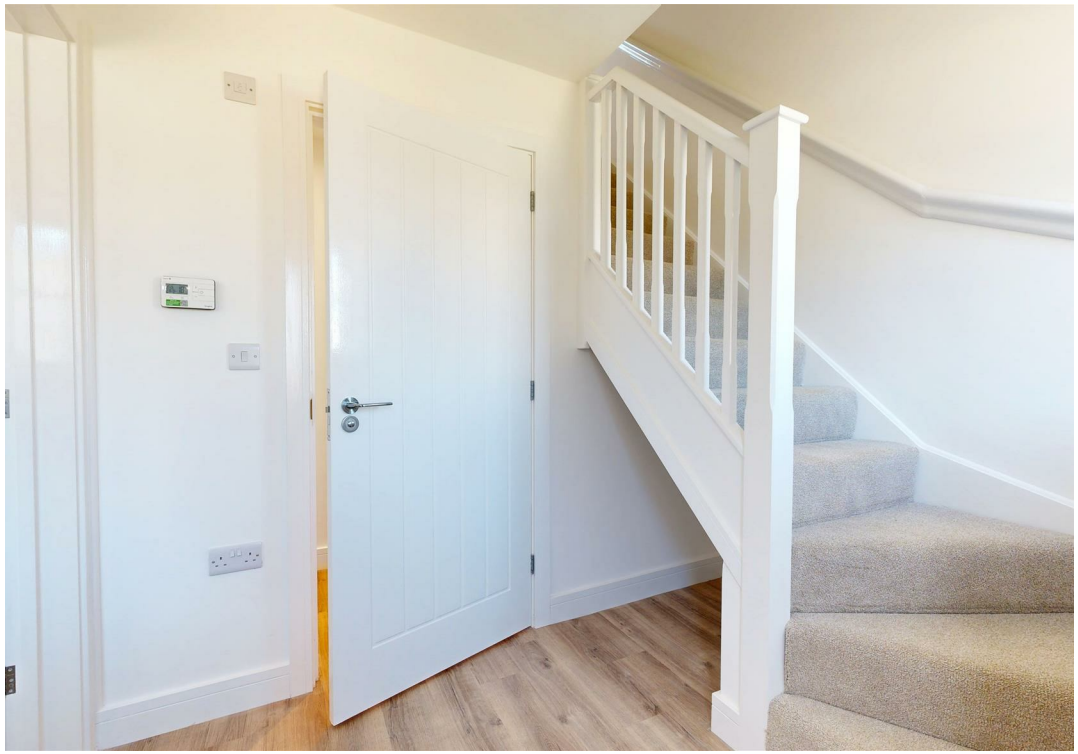




















Outside
Small garden area to the front. Enclosed Southerly Facing larger sized split level Garden to rear, which has a full width patio with the remainder turfed. Outside Lighting, Power Points & Water Tap, side pedestrian access

Parking
One parking space To the side,

Construction
The property is traditionally built with cavity walls with brick elevations under a pitched roof. The properties are built to comply with modern building regulations with mobility access

Service Charge
Curtis Fields Management company looks after the communal areas of the site, there is an annual service charge to cover this of £295

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

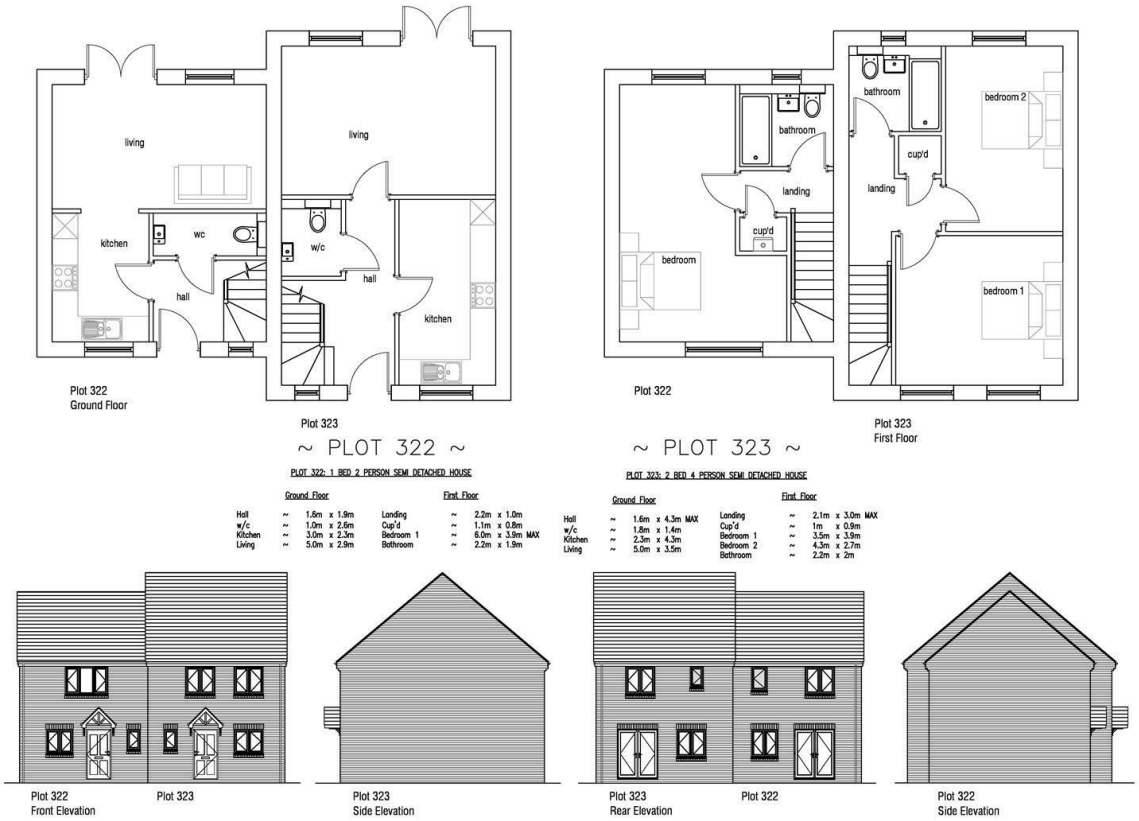
Covenants
A list of the Curtis Fields Covenants is available on request

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
Not yet assessed

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.

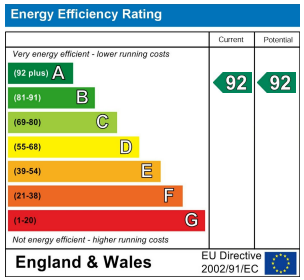
Floor Plan

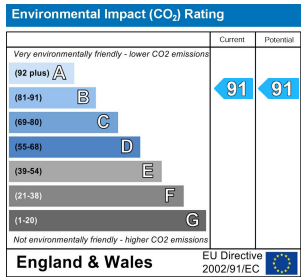


Area Map



Energy Efficiency Graph





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.

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