Hull Gregson Hull

Plot 321 Curtis Fields 105 Curtis Way

Weymouth, DT4 0TS

**£300,000 Freehold**

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# Plot 321 Curtis Fields 105
Weymouth DT4 0TS

CURTIS FIELDS. Plot 321, A Prime Plot with southerly facing rear garden, The property is a Daffodil house type comprising of a Two double bedroom semi detached house with part natural stone elevations and driveway parking for two cars to the side. Internally there is a contemporary layout on the ground floor with lounge and separate Kitchen dining room offering French Doors on to a full width patio and a contemporary kitchen supplied by Howdens with built in appliances including AEG oven, AEG touch control induction hob, integrated dishwasher and a cooker hood. on the first floor are two double bedrooms with a built in wardrobe in bedroom 1 plus a family bathroom. Located on Curtis Fields. situated approximately 2 miles from 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 included to the ground floor supplied by Top Mark in Weymouth. Plot 321 is scheduled to be ready 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**
Built in double door cupboard

**Cloakroom**
Fitted with two piece suite comprising WC with concealed cistern, Wash hand basin set in cabinet

**Lounge**
11'9" x 11'5" (3.60 x 3.50)

**Dining Area**
9'2" x 9'2" (2.80 x 2.80)
French Doors on to southerly facing rear garden, full width of house patio and turfed rear garden

**Kitchen Area**
10'9" x 9'2" (3.30 x 2.80)
Fitted with contemporary kitchen units supplied by Howdens, Appliances include AEG electric Oven, AEG touch Control Induction Hob, A Cooker Hood and an integrated Dishwasher, there is space for a fridge freezer and washing machine.

**Landing**

**Bedroom 1**
13'9" x 10'2" (4.20 x 3.10)
Plus built in double door Wardrobe 3.10 x 0.70

**Bedroom 2**
12'5" x 10'9" (3.80 x 3.30)

**Bathroom**
7'2" x 6'10" (2.20 x 2.10)
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 to front plus southerly facing split level rear garden with a full width patio and lawned area, Outside Lighting, Power Points & Water Tap

**Parking Spaces**
Two tandem parking spaces to the side of the property

**Construction**
The property is traditionally built with cavity walls with part natural stone & part render 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

**LVT Flooring**
LVT Flooring included to the ground floor supplied and fitted by Top Mark Carpets in Weymouth

**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

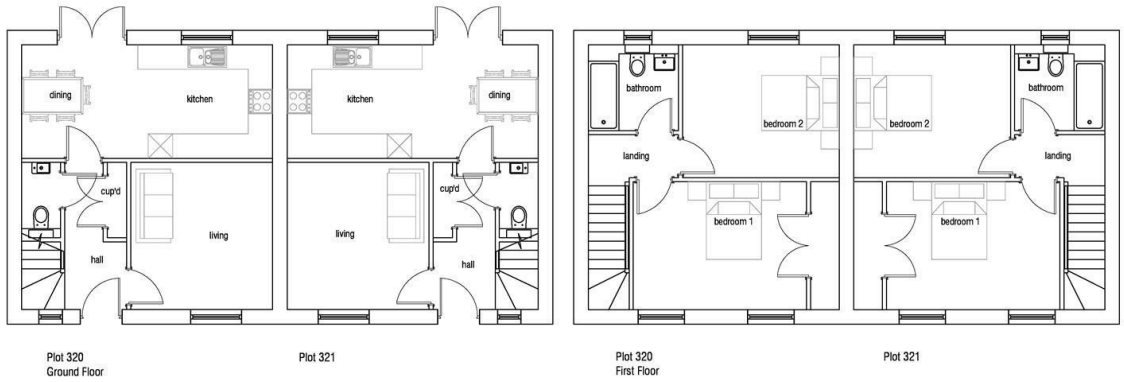
**Photo Voltaic Roof Panels**
There are Photo Voltaic panels to the roof which will belong to the property

**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.

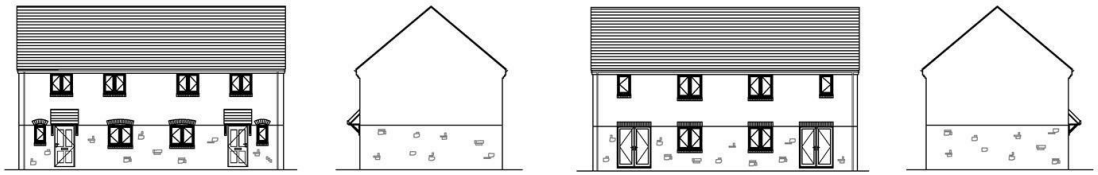
## Floor Plan




~ PLOT 320 & 321 ~

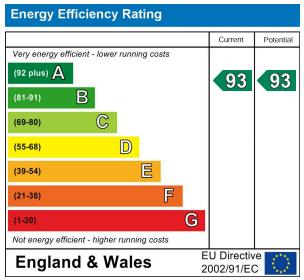
PLOT 320: 2 BED 4 PERSON SEMI DETACHED HOUSE
PLOT 321 2 BED 4 PERSON SEMI DETACHED HOUSE

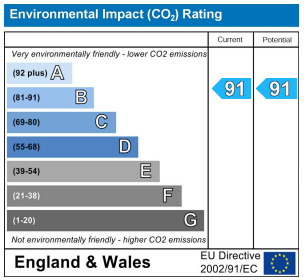
| Ground Floor | | | | First Floor | | |
|---|---|---|---|---|---|---|
| Hall | ~ | 1.6m x 3.6m MAX | | Landing | ~ | 1.1m x 2.2m |
| w/c | ~ | 1.8m x 0.9m | | Bedroom 1 | ~ | 3.1m x 4.2m |
| Kitchen | ~ | 3.3m x 2.8m | | Wardrobe | ~ | 3.1m x 0.7m |
| Living | ~ | 3.6m x 3.5m | | Bedroom 2 | ~ | 3.8m x 3.3m |
| Dining | ~ | 2.8m x 2.8m | | Bathroom | ~ | 2.2m x 2.1m |
| Cup'd | ~ | 1.8m x 0.5m | | | | |




## 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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