



23 Little Francis Drive
Weymouth, DT4 0FP

£350,000 Freehold



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A three bedroom detached house located on Curtis Fields three miles from Weymouth Town Centre and Harbour Area with good local amenities close by. Offering well proportioned accommodation with a large lounge diner plus separate kitchen and a ground floor WC, on the first floor are three bedrooms plus en suite shower room to bedroom 1 and a family bathroom. There is gas central heating and UPVC double glazed windows, a modern kitchen with built in appliances. Offered for sale vacant with no forward chain.

Entrance Hall

Cloakroom

Fitted with white suite offering WC and wash hand basin with cabinet below

Lounge Dining Room

24'2" x 12'1" (7.38 x 3.69)

French doors to patio and rear garden, double aspect room, access to understairs cupboard

kitchen

11'9" x 9'5" (3.60 x 2.89)

Fitted with range of modern kitchen units offering a sink unit set into worktops with drawers and cupboards below wall mounted cupboards, touch control induction hob, double oven integrated dish washer and fridge freezer

Landing

Ample sized airing cupboard housing gas boiler (not been used for the last two years)

Bedroom 1

12'3" x 10'5" (3.74 x 3.18)

En Suite Shower Room

Fitted with modern white suite with tiled shower, wash hand basin with cabinet below and WC, part tiled walls, towel radiator

Bedroom 2

10'5" x 7'6" (3.18 x 2.29)

Bedroom 3

9'10" x 8'7" (3.00 x 2.62)

Bathroom

Fitted with modern white suite offering a panel bath with shower and screen above, wash hand basin set into cabinet and a WC, towel radiator and part tiled walls

Gardens

Small garden to the front to the rear is enclosed garden partly laid to patio with the remainder to lawn which requires attention





Parking

Double width parking area to the side providing ample off road parking

Council Tax

Band D Council Tax to Dorset Council

Central Heating

Gas central heating, boiler is in the airing cupboard and has not been used over the last years while the property has been vacant

Utility Supplies

Mains gas electricity water and drainage are connected, the water supply is metered.

Service Charge

There is service charge of £295 per year to Curtis Fields Management Company who look after the communal areas at Curtis Fields

Flood risk

Very low risk of flooding from rivers sea & surface water

Construction

Traditionally built with brick fronted cavity walls under a pitched roof

Declaration

The property has been vacant for two years after the previous owner died at the property

Phone and Broadband signal strength and coverage

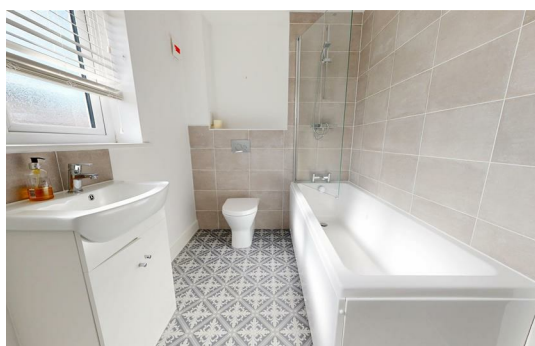
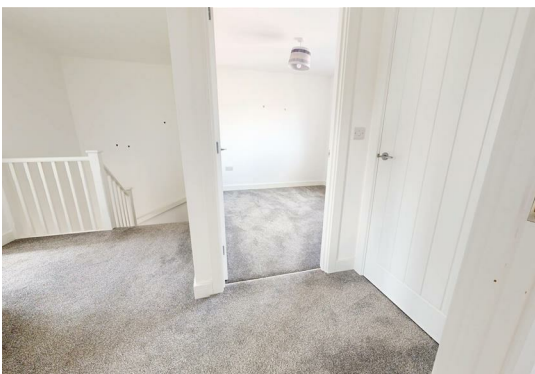
Vodafone, 3 & O2 signals are strong, EE is average

TV, Sky & BT are available Virgin is not available

Broadband estimated standard 6 mbps superfast 60 mbps ultrafast 1800 mbps

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.

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Area Map



Energy Efficiency Graph

