



30 Orchard Way  
Weymouth, DT4 0FH

**£290,000 Freehold**

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## 30 Orchard Way Weymouth, DT4 0FH

A modern two bedroom semi detached house with a South West Facing rear garden and driveway parking to the side. Offering light and well proportioned accommodation with two double bedrooms, a double aspect lounge and a kitchen breakfast room plus a ground floor WC. Located approximately two miles from Weymouth town Centre and Harbour Area there are also good local amenities close by

### Entrance Hall

### Cloakroom

Fitted with WC and wash hand basin with cupboard below

### Lounge Diner

Double doors on to South West facing rear garden

### Kitchen Breakfast room

Fitted with modern kitchen offering sink unit set into worktops with drawers and cupboards below, four ring gas hob, double oven, integrated dishwasher, space for fridge freezer and washing machine, wall mounted cupboards, door to under stairs cupboard and patio and rear garden

### Landing

Built in cupboard housing gas boiler

### Bedroom 1

Built in wardrobe, panelling to one wall.

### Bedroom 2

### Bathroom

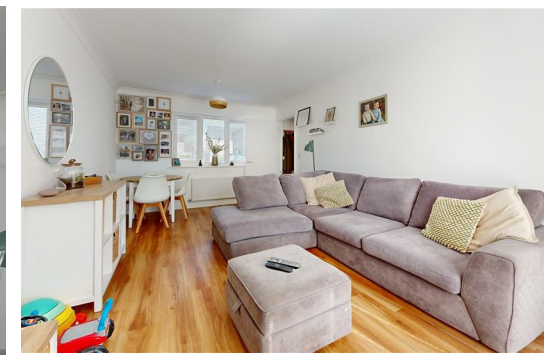
Fitted with modern white suite offering panel bath, wash hand basin with cabinet below, chrome towel radiator

### Outside

Small garden area to the front. To the rear is a south west facing rear garden partly laid to a large patio with the remainder mainly to lawn. There is a summer house / home office with power and light

### Parking

There is a driveway for parking to the side for two cars tandem





### **Council Tax**

Band C with Dorset Council

### **Construction**

Traditionally built with brick elevations, cavity walls under a pitched roof

### **Management Charge**

There is a £295 service charge to Curtis Fields Management Company to maintain communal areas

### **Flood Risk**

Very low risk from rivers sea or surface water

### **Utility Supplies**

Mains gas, electricity, water and drainage are connected, water is metered

### **Phone and Broadband signal strength and coverage**

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

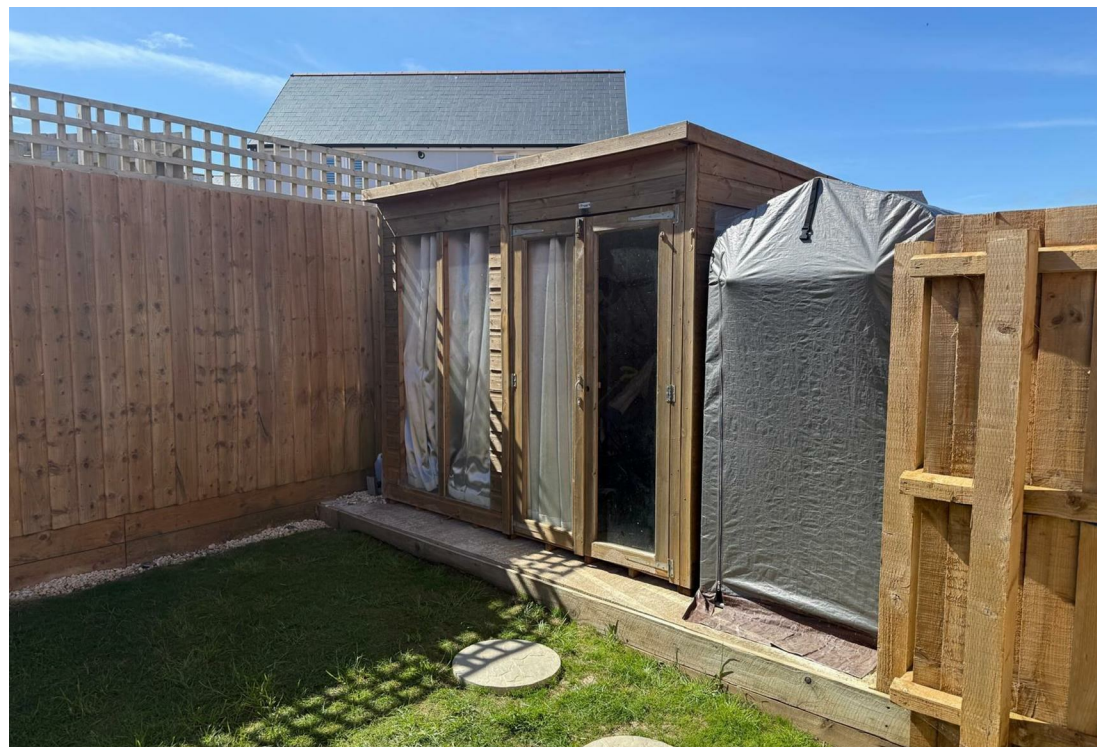
TV, Sky & BT are available Virgin in not available

Broadband estimated standard 7 mbps superfast 80 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.



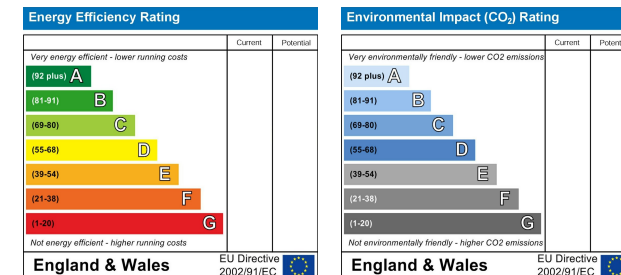
## Floor Plan



## 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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