



Plot 361 Curtis Fields 45 Bramble Road  
Weymouth, DT4 0TS

**£355,000 Freehold**



# Plot 361 Curtis Fields 45

Weymouth, Dorset

Curtis Fields Plot 361. A brand new energy efficient with Band A energy rating three bedroom semi detached house, includes a split level rear garden master bedroom with dressing area and Photo Voltaic panels on the roof. An IRIS 2 house type there is spacious three storey accommodation with three double bedrooms including a large master bedroom on the second floor with an en suite shower room and a dressing area, Lounge with French Doors opening onto full width patio and rear garden there is parking for two cars tandem close by. There is a contemporary fitted kitchen supplied by Howdens with built in appliances including an AEG electric oven, AEG touch control induction hob, cooker hood, integrated dishwasher & fridge freezer, LVT flooring is included on the ground floor supplied and fitted by Top Mark, there is a ground floor cloakroom, on the first floor a bathroom with contemporary white suite. All properties come with a 10 year NHBC warranty, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 361 is ready for occupation. Photos shown maybe of similar plots, please check the plans or with estate agent as plots do vary.

## Entrance Hall

### Cloakroom

5'10" x 4'7" (1.80 x 1.40)

Fitted with a wash hand basin with cabinet below and wc with concealed cistern

### Kitchen

14'1" x 7'2" (4.30 x 2.20)

Contemporary fitted kitchen supplied by Howdens. With mixture of AEG & Lamona appliances include a AEG electric oven, AEG touch control Induction hob, cooker hood, integrated dishwasher and fridge freezer plus a space for a washing machine

### Lounge

16'4" x 11'1" (5.00 x 3.40)

French Doors on to large patio and split level rear garden

### Landing

Cupboard

### Bedroom 2

13'11" x 8'10" (4.25 x 2.70)

### Bedroom 3

11'3" x 9'0" (3.45 x 2.75)

### Bathroom

7'2" x 6'6" (2.20 x 2.00)

Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern and tiling

### Landing

Cupboard

### Bedroom 1

16'8" x 12'9" (5.10 x 3.90)

### En Suite Shower Room

7'10" x 8'2" max (2.40 x 2.50 max)

Fitted with white suite comprising tiled shower, wash hand basin set in to cabinet and wc with concealed cistern





**Dressing Area**  
9'2" x 7'10" (2.80 x 2.40)

**Outside**  
Small garden to the front and there is an enclosed rear garden with large patio across the rear of the house and the remainder to lawn and pedestrian access, there is also a water tap, power points and rear lighting.

**Parking**  
Parking for two cars tandem close by

**Council Tax**  
To be assessed by Dorset Council

**Management Company**  
Curtis Fields Management Company maintains the communal areas with a service charge of £295 per plot per annum

**Construction**  
Traditionally built with part natural stone & part render elevations under a pitched roof

**Central Heating & Photo Voltaic Panels**  
The property is highly insulated with Band A energy rating, central heating is supplied by a gas boiler and radiators

Photo Voltaic panel are on the roof are in the ownership of the property

**Utility Supplies**  
Mains Electricity, gas, water and drainage connected, water is metered

**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**  
To be assessed

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

**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

