



Plot 238 Curtis Fields 64 Orchard Way

Weymouth, DT4 0FH

**£295,000 Freehold**



## Plot 238 Curtis Fields 64

Weymouth, DT4 0FH

CURTIS FIELDS. Plot 238 The property is a IRIS house type 3D Tour is available. Comprising of a Two double bedroom semi detached house with a larger sized rear garden and two tandem parking spaces to the side. Internally there is a lounge with French Doors opening onto a full width patio and the rear garden, a contemporary kitchen with modern fitted kitchen supplied by Kitchen Craft with built in appliances including double oven, 4 ring gas hob and integrated dish washer plus. On the first floor are two bedrooms plus a family bathroom, example virtual tour available (plots may vary). All properties come with a NHBC warranty, gas central heating, UPVC double glazed windows, and LVT flooring to the ground floor included supplied by Top Mark in Weymouth. Plot 238 is ready for occupation. N.B. There is a site service charge of £295 per annum.

### Entrance Hall

#### Cloakroom

6'2" x 4'3" (1.90 x 1.30)

Wash hand basin set in to cabinet, WC with concealed cistern

#### Lounge

18'0" x 11'1" (5.50 x 3.40)

French doors to patio and rear garden

#### Kitchen

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

Kitchen supplied and fitted by Kitchen Craft Contemporary range of kitchen units with appliances including 4 ring gas hob, cooker hood, double oven, and dish washer, + Plumbing for washing machine and space for Fridge freezer

#### Landing

Airing Cupboard housing gas boiler

#### Bedroom 1

11'1" x 11'1" (3.40 x 3.40)

#### Bedroom 2

14'1" x 9'2" (4.30 x 2.80)

#### Bathroom

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

White suite with panel bath with shower and screen above, wash hand basin set in to cabinet, wc with concealed cistern, towel radiator





### Outside

Small garden to front plus Larger sized enclosed terraced rear garden with patio across the house and steps to the remainder which is laid to turf and with fenced surround, there is outside lighting, a water tap and power points

### Parking

Driveway with to 2 tandem parking spaces to the side

### Construction

The property is traditionally built with cavity walls with a rendered elevations under a pitched roof.

The properties are built to comply with modern building regulations with mobility access

### Service Charge

Site service service charge of £295 managed by Curtis Fields Management Company

### Council Tax

To be assessed

### 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

### Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

### Flood Risk

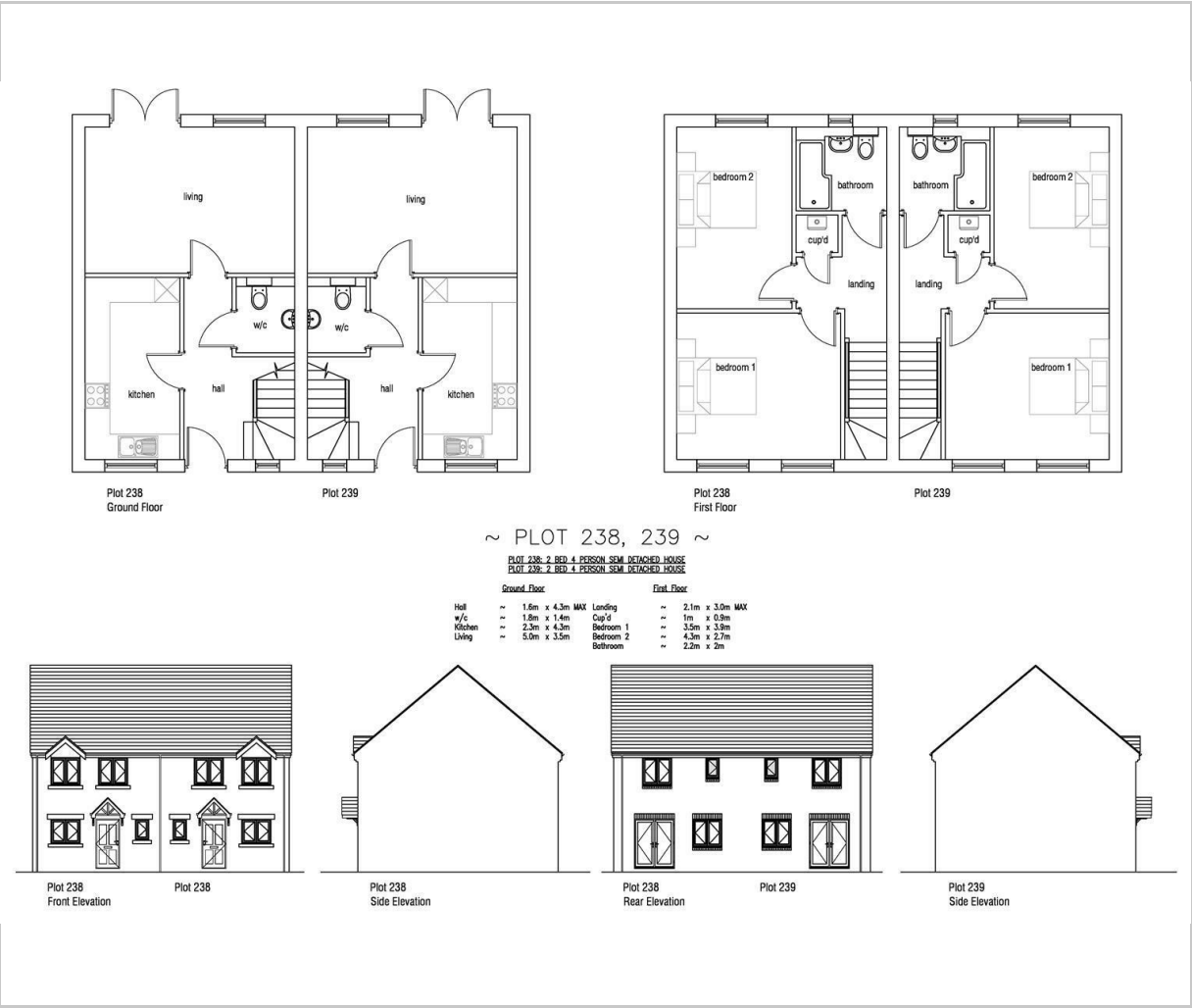
Very Low Risk Low of flooding from rivers, sea or surface water

### 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

