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ESTATE AGENTS



## Hammerstone Mews

Curtis Fields

Weymouth

Dorset

DT4 0FJ

**£145,000**

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### SUMMARY

- Shared Ownership 45% (Opportunity to Purchase Further %)
- Detached Coach House
- Three Bedrooms
- Open Plan Living / Dining / Kitchen
- Contemporary Bathroom
- Utility Area
- Double Glazing & Gas Central Heating
- Private Garden
- Carport for Off Road Parking
- Curtis Fields Development







## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Hallway / Utility Area** 19' 8" max x 9' 10" max (6.00m max x 3.00m max)

### FIRST FLOOR

**Lounge / Diner / Kitchen** 19' 8" x 18' 3" (6.00m x 5.55m)

**Bedroom One** 13' 1" x 9' 8" (4.00m x 2.95m)

**Bedroom Two** 13' 0" max x 9' 8" max (3.95m max x 2.95m max)

**Bedroom Three** 9' 8" x 8' 2" (2.95m x 2.50m)

**Bathroom** 9' 0" x 6' 11" (2.75m x 2.10m)

### OUTSIDE

**Carport** 19' 8" x 9' 10" (6.00m x 3.00m)

**Rear Garden**



## THE PROPERTY

We are delighted to offer to the market this modern detached coach house, situated in the sought after residential location of Curtis Fields. This generously sized property boasts an open plan lounge/kitchen/diner area, three bedrooms and a contemporary bathroom with double glazing and gas central heating throughout. Outside the home benefits from carport for off road parking. The coach house has the added advantage of the remainder of its NHBC warranty (approximately 6.5 years).

The entrance doors leads into the expansive reception hallway with stairs ascending to the first floor. At the rear of the hallway is a doorway leading to the rear garden as well as a utility area with modern eye level and base units and plumbing for a washing machine and tumble dryer. The main feature of the property is the open plan, light and airy, lounge / kitchen / dining room. The lounge / dining area is a spacious area, boasting double glazed windows and two skylights allowing ample amounts of natural light to flood the room. The kitchen area offers a range of contemporary eye and base level storage cupboards, along with an integral gas hob, electric oven and stainless steel extractor fan. There is space for additional kitchen appliances.

The three bedrooms are all well proportioned rooms with double glazed windows giving good natural light. Completing the accommodation is the bathroom, comprising 'p' shaped panelled bath with shower over, vanity wash hand basin and WC.

Outside, to the front, is an entrance to a carport allocated to the property. Further space is available for parking in front of the property and also visitors parking is nearby. At the rear is a private, low maintenance garden, which is laid to paving and shingle.

The property is located within the modern Curtis Fields Development, which is close by to local shops and amenities such as bus routes to surrounding areas. The picturesque inner harbour is about a mile away. The property is also a short drive to Weymouth Town Centre with its many bars, restaurants, shops, theatre and beaches.

For further information, or to make an appointment to view this fabulous coach house, please contact Austin Estate Agents.

***The vendor is selling 45% of the property on a shared ownership basis in conjunction with Keyworkers Housing Association. We are informed that in order to purchase the property, the new owner must have a local connection to Dorset (i.e., living or working in Dorset). The purchaser will have the opportunity to purchase the remaining 55% of the property after completion. Rent is charged at 3.1% of the unsold equity, which is currently £319.00 per calendar month. If 100% of the property is owned then the purchaser can acquire the freehold of the property at no charge. The lease has 994 years remaining. Curtis Fields Management Company oversee the communal areas of the development for which there is a £229.00 annual service charge.***







FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B      TENURE: Leasehold\*  
\* leasehold whilst shared ownership, freehold once property is owned outright.

Austin Estate Agents

115 Dorchester Road, Weymouth, Dorset, DT4 7JY

Phone: 01305 858470

www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.