



3, Budmouth Avenue, Weymouth, Dorset, DT3 6JW



- Well presented modern ground floor apartment
 - Modern fitted kitchen
 - Communal gardens

- 2 bedrooms
- Modern fitted bathroom
- Parking space

£1,050 Per Month

A spacious ground floor apartment situated on the edge of Lodmoor Nature reserve and within a short walk of the Beach at Overcombe.

Available immediately for a 12 months initial tenancy.

The accommodation provides a spacious sitting/dining room, a modern fitted kitchen with a free standing electric oven, grill and hob. There is a wall mounted cooker hood, dishwasher and fridge/freezer.

The two bedrooms are both doubles with the master benefiting from a built in wardrobe/storage cupboard. There is also a modern fitted bathroom with a bath and shower over, wash hand basin and WC.

The apartment benefits from UPVC double glazing throughout and a gas central heating system.

Externally there is a communal area to the front and an allocated parking space.

The property has gas central heating throughout and is unfurnished. The rent is exclusive of all utility bills including Council Tax, mains Electric and water. There is mobile phone signal inside the property and likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1050 per calendar month / £242 per week
Holding Deposit - £242
Security Deposit - £1210
Council Tax Band - B
EPC Band - D

SITTING/DINING ROOM
21'10" x 11'11" (MAX)

KITCHEN
10'6" x 6'10"

BEDROOM 1
18'10" x 11'2"

BEDROOM 2
10'8" x 7'3"

BATHROOM

OUTSIDE

The property has parking for one car and communal gardens.

SITUATION

The property is just under three miles from Weymouth town centre and is situated on the edge of Lodmoor Nature reserve and within a short walk of the Beach at Overcombe.

Weymouth is a bustling lively seaside resort providing a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars. Weymouth and Portland also boasts excellent sailing and water sport facilities. The resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Templemeads.

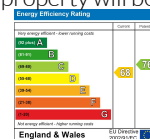
SITUATION

Maiden Newton is a bustling village well-served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house, church, post office, active village hall and railway station on the Weymouth/Bristol line.

DIRECTIONS

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From Dorchester take the A354 south towards Weymouth and at the Bincombe Bumps roundabout take the 2nd exit sign posted Littlemoor/Preston. At the next roundabout take the first exit and follow the road for approximately two miles. At the Chalbury Corner roundabout take the 3rd exit right onto Preston Road and then 2nd right into Mellstock Avenue. At the junction, turn left into Oakbury Drive and the property will be found on the corner of Budmouth Avenue.



PouLets/ HL/ 071025



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