



68 FITZPAIN ROAD  
WEST PARLEY  
Dorset, BH22 8SF

£1,600 PCM

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# THREE BEDROOM FAMILY HOME

- Three Bedroom Detached House
- Offered Unfurnished
- Rear Garden
- Driveway Parking
- EPC Rating - Band D

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	B	C
(91-100)	(81-90)	(69-80)
D	E	F
(55-68)	(39-54)	(21-38)
G		
(1-54)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Reference: 494994

**Deposit Amount:** £1,846.15

**Council Tax:** Band D

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway / Garage

**Utilities:**

- Mains / Private Supply Electricity
- Mains / Private Supply Gas
- Mains / Private Supply Water

**Drainage:** Mains Private Supply Drainage

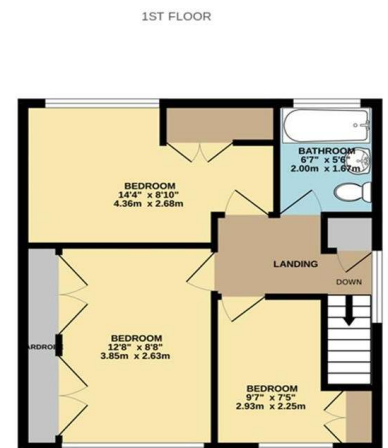
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This well presented three bedroom detached house in Ferndown is located within close proximity to local schools and amenities and offers driveway parking with a garage, large lounge diner and downstairs toilet. The property also benefits from three good size bedrooms, all of which offer storage capabilities. This property is offered to the market on an unfurnished basis.



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2024

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd**

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