



461 WIMBORNE ROAD
OAKDALE
Dorset, BH15 3EE

£1,650
PER CALENDAR MONTH

goadsby.com

A SPACIOUS DETACHED FAMILY HOME SITUATED IN OAKDALE WITH DRIVEWAY PARKING & GARDEN

- Detached House
- Three Bedrooms, Two Bathrooms
- Driveway Parking & Rear Garden
- Offered Unfurnished
- EPC Rating: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		81
(81-90)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC



Reference: 516242

Deposit Amount: £1,903.84

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: Low. For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This good sized property is situated in the popular residential location of Oakdale and boasts a three bedroom, two bathroom detached house. The property is neutrally decorated throughout and further benefits include a large rear garden, two receptions, conservatory and driveway parking.



This Floor Plan is for guidance only and is NOT to SCALE
Made with Merge3D 2021

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.

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