



73 COMPTON AVENUE  
LOWER PARKSTONE  
Dorset, BH14 8PX

£3,500 PCM

[goadsby.com](https://goadsby.com)

# A SPACIOUS FAMILY HOME IN LOWER PARKSTONE WITH GARDEN, DRIVEWAY & GARAGE

- Four Bedroom Detached House
- Optional Furnishing
- Family Bathroom & 2 En Suite Shower
- Garage & Driveway Parking for 2 Cars
- EPC Rating: Band C

| Energy Efficiency Rating                    |       |    |
|---|-------|----|
| Very energy efficient - lower running costs |       |    |
| A   | 85-92 | 83 |
| B   | 81-84 |    |
| C   | 75-80 | 70 |
| D   | 69-74 |    |
| E   | 63-68 |    |
| F   | 55-62 |    |
| G   | 49-54 |    |
| Not energy efficient - higher running costs |       |    |
| England, Scotland & Wales                   |       |    |

Reference: 1176415

**Deposit Amount:** £4,038.46

**Council Tax:** Band F

**Furnishing:** Furnished or Unfurnished

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

**Parking:** Driveway and Garage

**Utilities:**

Mains Electricity  
Mains Water  
Mains 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)  
Please note landlords will be storing some items in the garage and loft space but tenants will still have access to these spaces.

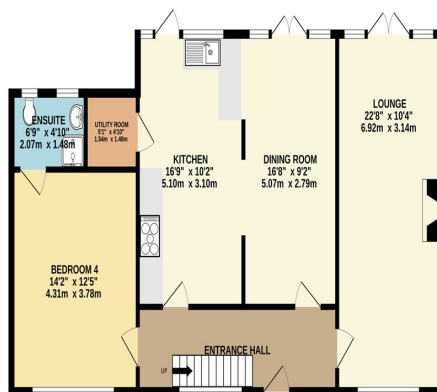


This well presented four bedroom family home is situated in a popular residential area close to local amenities, well-regarded schools, shops, cafes and transport links. Located for access to both Ashley Cross and Lilliput as well as being within easy reach of Poole Harbour and the iconic Sandbanks beach this property is available either furnished or unfurnished.

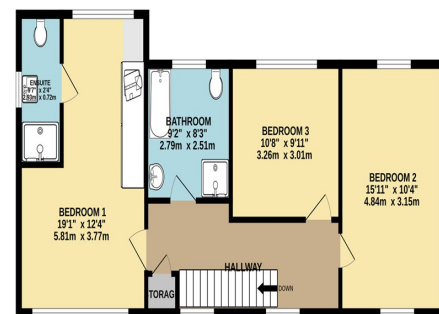
The property offers a spacious kitchen/diner, separate living room both with patio doors leading out to the garden, as well as a forth bedroom on the ground floor with En suite, three further bedrooms upstairs with family bathroom plus dressing area and En suite shower room in the primary bedroom.

Outside, the house benefits from a generous rear garden, mainly laid to lawn with patio space for outdoor seating. To the front, there is a paved driveway with parking for a couple of cars and detached garage.

GROUND FLOOR



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
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## 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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