



59 CLINGAN ROAD
SOUTHBOURNE
Dorset, BH6 5QA

£1,150 PCM

goadsby.com

REFURBISHED TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN

- Ground Floor Two Bedroom Flat
- Offered Unfurnished
- Outside Space
- No Parking
- EPC Rating: Band E



Reference: 1010341

Deposit amount: £1,326

Council Tax Band: B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: No parking

Utilities:

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

Drainage: Mains Supply Drainage

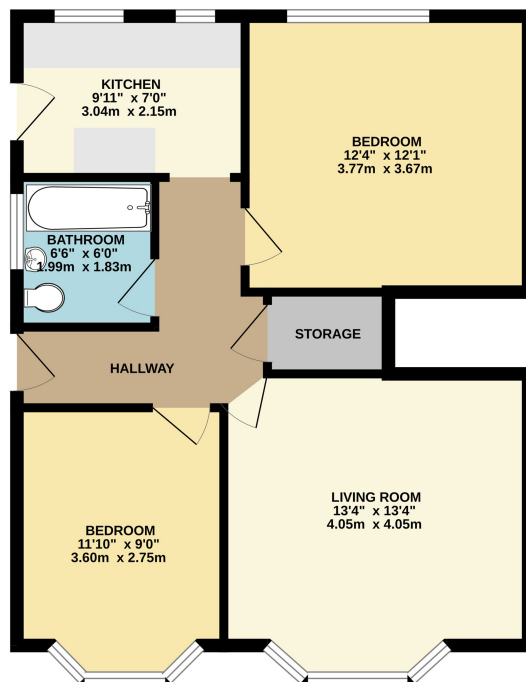
Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

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



This refurbished two double bedroom ground floor apartment is located on Clingan road, just a short distance from both the river at Tuckton and from Southbourne high street. The property benefits from a new kitchen, updated bathroom, and full re-decoration and new carpets throughout. Accessed through its own private entrance you are welcomed into a large hallway off which are all the principle rooms. There are two double bedrooms the largest of which has fitted wardrobes. The living room is also spacious with ample space for living and dining furniture. The parking is sole



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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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