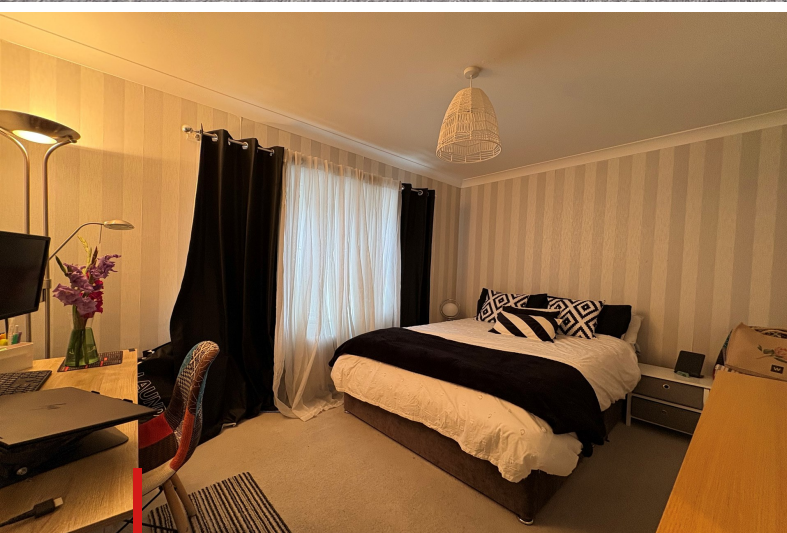




FLAT 4, MELCOMBE COURT

LODMOOR
Dorset, DT4 7TH

£1,200 PCM

goadsby.com

THREE BEDROOM FIRST FLOOR APARTMENT

- Three Good Size Bedrooms
- First Floor Apartment With Lift Access
- Allocated Parking
- Spacious Living Accommodation
- EPC Rating Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Reference: 1209976

Deposit Amount: £1,384.61

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Parking Space

Utilities:

Mains Electricity
Mains Gas
Mains Water

Drainage: Mains 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

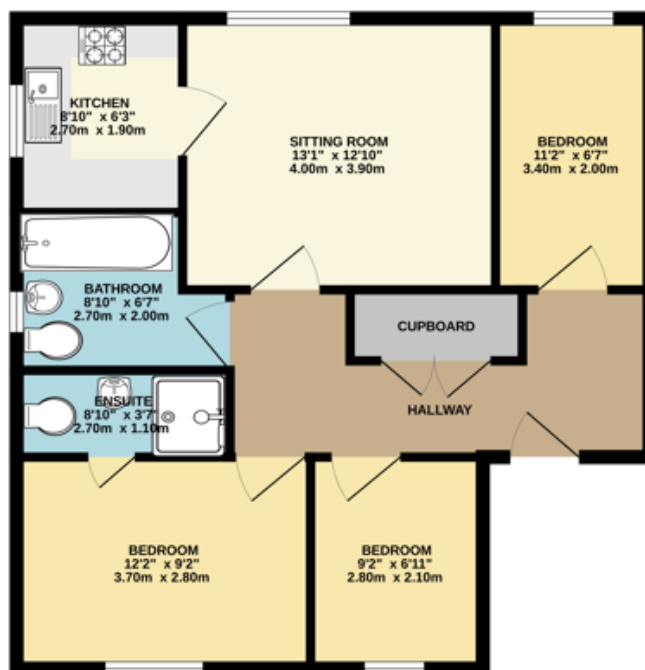
Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Situated on Melcombe Avenue, this well-presented three-bedroom apartment offers spacious living accommodation ideal for professionals or small families. The property comprises three good-sized bedrooms, two bathrooms, and a generous reception area, providing comfortable and ve space.

GROUND FLOOR

1g



This Floor Plan is for guidance only and is NOT to SCALE
Measure with Mangan 02088

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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