



**£1,950 Per Month**

28 Brackendown Avenue, Weymouth, DT3 6HX

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A well presented three bedroom house, located in this highly desirable elevated position at Preston. the property has wonderful sea views across Weymouth bay, the Isle of Portland and the nature reserve. The property has a fitted kitchen/ diner, a living room and cloakroom to the ground floor, and three double bedrooms and a wet room to the first floor level, gas central heating, UPVC double glazed windows, an attractive rear enclosed private garden, a terrace to the front, and off road parking, available immediately.

## COUNCIL TAX

Band C

## OTHER INFORMATION

Construction

Cavity wall construction with block elevations under a flat roof

Broadband (estimated speeds)

Standard 13 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

## LEGAL DISCLAIMER

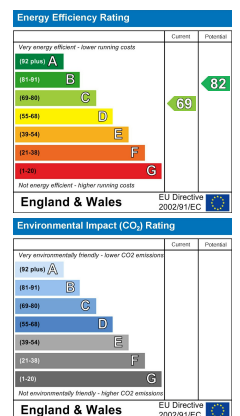
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal

advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of 5 weeks of the monthly rent, the first months rent in advance.

## Directions



35 St Thomas Street, Weymouth, DT4 8EJ

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