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55 LABRADOR DRIVE

BAITER PARK

Dorset, BH15 1UX

£1,500 PCM

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- Well Presented House
- Three Bedrooms
- Parking, Garage & Garden
- Offered Unfurnished
- EPC Rating: Band C

Energy Efficiency Rating

Reference: 712078

Deposit Amount: £1,730.76

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway and garage

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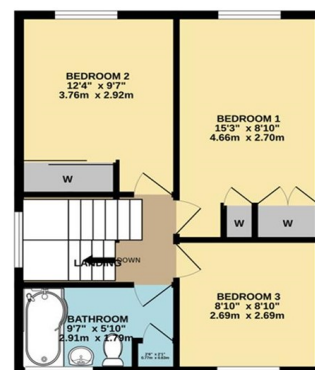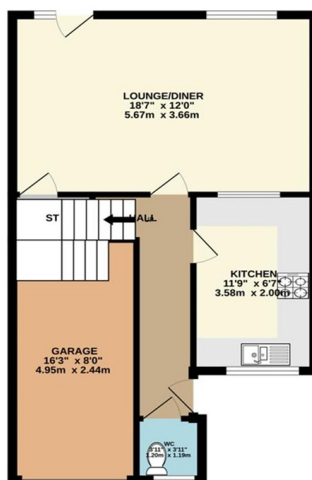
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

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

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245 High Street North
Poole, Dorset
BH15 1DX

This three bedroom house is situated in the sought after location of Baiter Park. The property is offered on an unfurnished basis and benefits from modern kitchen and family bathroom, driveway parking, garage and garden.

Please note these pictures were taken before the current tenancy began, in 2019.

GROUND FLOOR

LOUNGE/DINER
18'7" x 12'0"
5.67m x 3.66m

ST

HALL

KITCHEN
11'9" x 6'7"
3.58m x 2.00m

GARAGE
16'3" x 8'0"
4.95m x 2.44m

WC
3'11" x 3'11"
1.20m x 1.19m

1ST FLOOR

BEDROOM 2
12'4" x 9'7"
3.76m x 2.92m

BEDROOM 1
15'3" x 8'10"
4.66m x 2.70m

W

LANDING

BEDROOM 3
8'10" x 8'10"
2.69m x 2.69m

BATHROOM
9'7" x 5'10"
2.91m x 1.79m

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.