



2 BROOKDALE FARM
BROADSTONE
Dorset, BH18 9BH

£1,500 PCM

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

A WELL PRESENTED HOUSE WITH DRIVEWAY PARKING IN THE HEART OF BROADSTONE

- Modern Link-Detached House
- Two Bedrooms, Two Bathrooms
- Driveway & Garden
- Additional £60 PCM for Gardener
- EPC Rating: Band D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	10
E (39-54)	17
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Reference: 1051505

Deposit Amount: £1,730.76

Council Tax Band: E

Furnishing: Unfurnished with kitchen appliances included

Heating Type: Gas Central Heating

Parking: Driveway 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 spacious and well presented attached house is situated in the heart of Broadstone with direct access to the Castleman Trailway from the beautifully landscaped garden. The property is offered on an unfurnished basis with kitchen appliances included and benefits from two double bedrooms, two bathrooms and driveway parking.

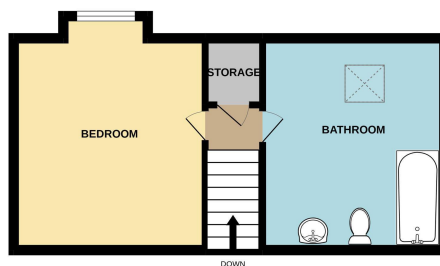
Please note there will be an additional charge of £60 PCM for a gardener, taking the total monthly figure to £1,560pcm.

Please note the marketing photos for this property were taken before the current tenancy commenced in 2022

GROUND FLOOR



1ST FLOOR



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.

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