**22 Emmadale Road**
Weymouth, DT4 0LA

**£1,500 Per Month**

**House - Terraced**

3  1  2  C

# 22 Emmadale Road, Weymouth, DT4 0LA

A newly modernised three bedroom terraced house, located close to good local amenities and a short distance to the town centre. The property has a new fitted kitchen, ground floor cloakroom and a separate study/ breakfast room, gas central heating, UPVC double glazed windows, three bedrooms and a bathroom, new flooring, off road parking and an enclosed private rear garden. Available now.

## Area Map



## Floor Plan



**COUNCIL TAX BAND B**
Band B

**OTHER INFORMATION**
Construction
Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)
Standard 11 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Any Flood Risk?
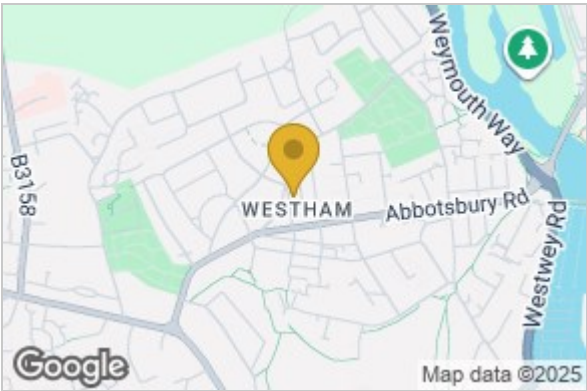Rivers & Seas Very Low
Surface Water Very Low
Services
The property is supplied with mains gas, electricity and water, and mains drainage.
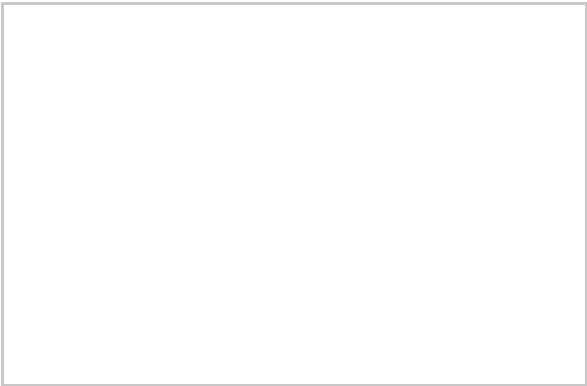
**LEGAL DISCLAIMER**
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.
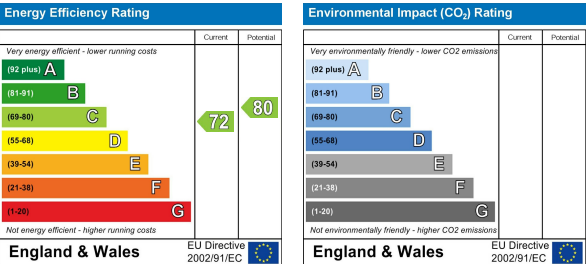
## Energy Efficiency Graph