



37 Vallis Close, Baiter Park, Poole, Dorset, BH15 1XY

£1,600 PCM

- Baiter Park
- Well Presented
- Allocated Parking
- EPC Rating: D
- End Terrace House
- Balcony
- Easy Walk to Shops & Poole Quay
- 3 Bedrooms
- Courtyard Garden
- Council Tax Band: C

37 Vallis Close, Poole BH15 1XY

** Poole ** End Terrace House ** 3 bedrooms ** Close Shops & Poole Quay ** Well Presented ** Balcony ** Low Maintenance Garden ** Allocated Parking **



Council Tax Band: C



Property Details

Discover a beautifully presented three-bedroom end-of-terrace house, perfectly situated in a quiet cul-de-sac just a short distance from the vibrant Poole Quay and town centre shops.

The accommodation comprises a welcoming sitting room, which flows through an archway into a separate dining room. From here, patio doors open onto a private, paved courtyard garden. The modern kitchen is fitted with a range of cream gloss units and includes an electric oven, gas hob, extractor, and space for a washing machine and fridge-freezer.

Upstairs, you will find two generous double bedrooms, both featuring built-in wardrobes, and a comfortable third bedroom with a large built-in cupboard and its own door to a balcony. The family bathroom is equipped with a white suite and an in-bath shower.

Externally, the property benefits

from a low-maintenance rear garden with a shed, and includes the convenience of an allocated parking space.

Rent: £1600.00

Deposit: £1846.00

EPC: D

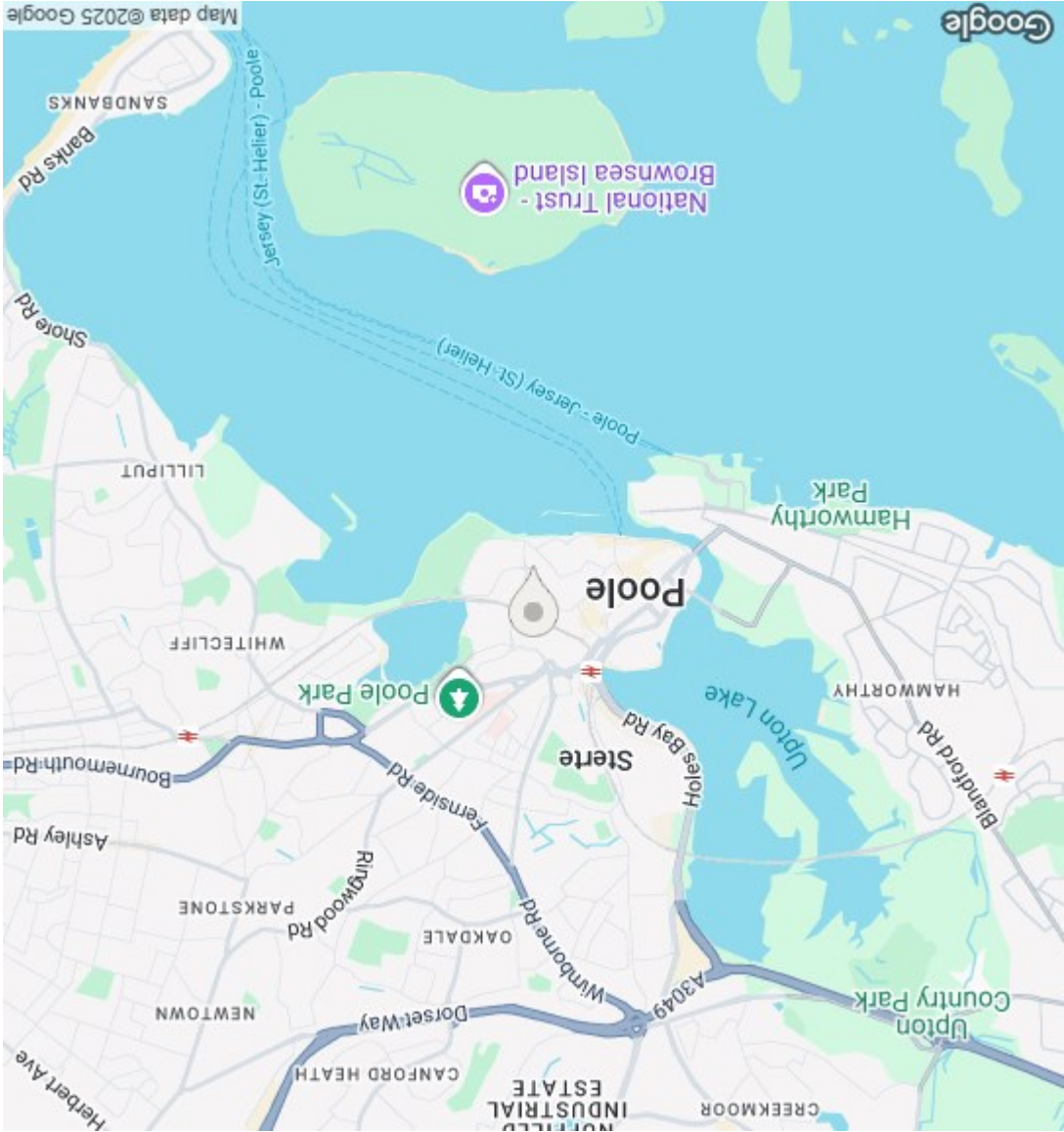
Council Tax: C

PLEASE NOTE: UP TO DATE
PHOTOS COMING SOON

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



Area Map



2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimborne@nicholas Humphreys.com
http://www.nicholas Humphreys.com

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

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.