



10 Carmel Close, Hamworthy, Poole, BH15 4RD

**£1,700 Per Calendar Month**

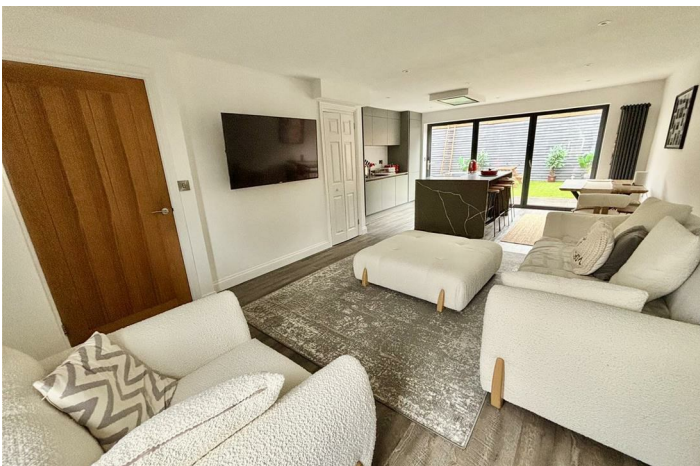
- Three Double Bedrooms
- Mid Term Let - ask agent
- Low Maintenance Rear Garden
- Driveway for Two Cars
- Close to Hamworthy Park & Beach
- Detached House
- Partially Furnished
- Garage with Electric Roller Door
- GCH/UPVC Double Glazing
- Available Mid July

# 10 Carmel Close, Poole BH15 4RD

Immaculate throughout! We are delighted to offer for let this recently refurbished three bedroom detached house situated within the ever popular 'Rowans' development in Hamworthy.



Council Tax Band: E

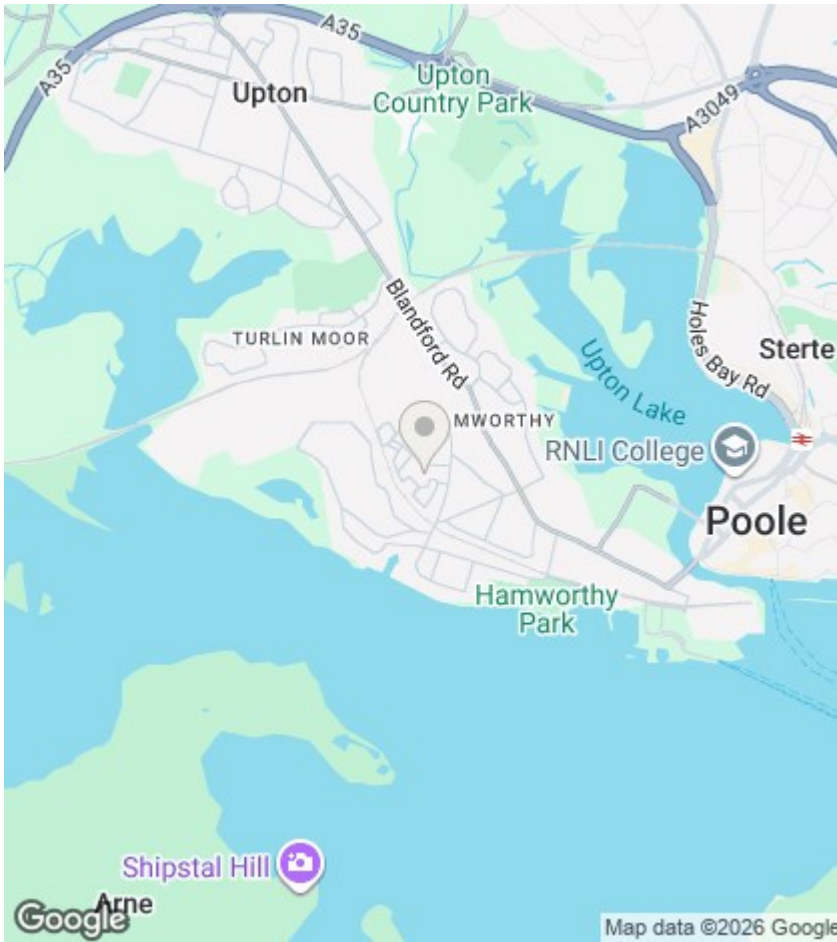


### Carmel Close

In immaculate condition throughout, the property briefly comprises: three double bedrooms - all of which contain fitted wardrobes and the main boasts an en-suite, sizeable living space, fitted kitchen, family bathroom and downstairs toilet.

Offered for let on a mid term basis, further benefits include a low maintenance rear garden, garage with power & roller door, driveway for two cars, gas central heating & UPVC double glazing.

Within the popular 'Rowans' development close to parks, beaches and favoured local schools, we are expecting high levels of interest. Please call our Upton branch to arrange a viewing or for further information.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

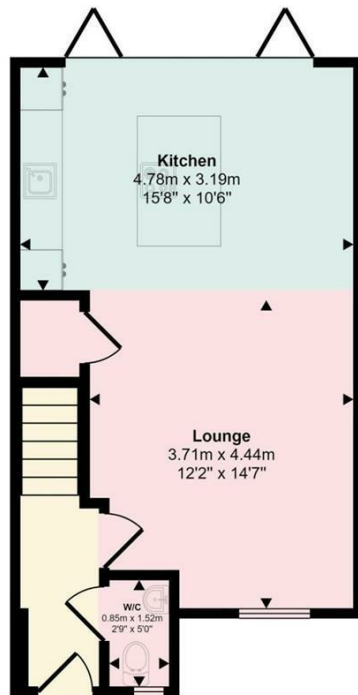
## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

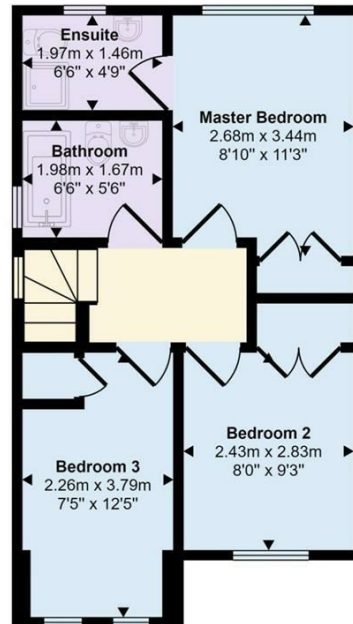
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.