



Symonds
& Sampson

Wimborne Road, Poole, Dorset,

Wimborne Road
Poole
Dorset
BH15 2EQ

A spacious Victorian three bedroom semi detached house within walking distance of Poole town centre.



- Unfurnished
- Long term let
- Available immediately
- Situated within walking distance of Poole town centre
 - Enclosed garden
 - Off road parking

£1,300 Per Month

Sturminster Lettings
01258 473766
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THE PROPERTY

A spacious Victorian three bedroom semi detached house within walking distance of Poole town centre.

Available immediately with preference for a longer-term tenancy.

Arranged over two floors, the property offers well-proportioned accommodation throughout. The ground floor comprises of a sitting room, dining room, a well-fitted kitchen and utility area with direct access to the garden. Upstairs, there are three good sized bedrooms and a family bathroom. The property offers gas fired central heating and double glazing throughout.

Outside, the property benefits from an enclosed front garden. Off-street parking is available to the rear of the property as well as a small garden laid to lawn with a patio area.

Rent: £1300 per calendar month / £300 per week

Holding Deposit: £300

Security Deposit: £1500

Council Tax Band: C

EPC Band: D

Zero deposit option available via Reposit

SERVICES

The rent is exclusive of all utility bills including council tax, mains gas, water, drainage and electric. There is mobile signal and ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The property is situated within level walking distance to the Town Centre close to the Police Station. Poole town centre is situated in the heart of the Borough of Poole, and stretches from the water's edge at Poole Quay up to the Lighthouse, Poole centre for Arts.

DIRECTIONS

what3words///bared.meal.feeds

From The George Roundabout take the Wimborne Road and pass the Police Station on the left. 130 will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
<small>Energy efficiency class: A+ (most energy efficient) - D (least energy efficient)</small>			
A+	A	B	C
D	E	F	G
<small>100-90%</small>		58	81
<small>90-80%</small>			
<small>80-70%</small>			
<small>70-60%</small>			
<small>60-50%</small>			
<small>50-40%</small>			
<small>40-30%</small>			
<small>30-20%</small>			
<small>20-10%</small>			
<small>10-0%</small>			
<small>Not energy efficient - Higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	



Blandford/LM/June26



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