



## 35 Vallis Close, Poole, Dorset, BH15 1XY

£1,600 PCM Deposit £1,846

- Three Bedrooms
- Gas Central Heating
- Courtyard Garden
- Sought Area Area
- EPC Rating C
- Council Tax Band C
- Recently Refurbished
- Large Living/Dining Room
- Off Road Parking for One Car

# 35 Vallis Close, Dorset BH15 1XY

Three Bedroom Semi Detached House Situated in Baiter Park



Council Tax Band: C



## Property Details

A well-presented 3-bedroom house has become available to let in the popular and sought-after area of Baiter Park. The property has just been redecorated throughout, giving it a fresh and neutral finish, and is ready for immediate occupancy.

On the ground floor, the property features an open plan living and dining room. This creates a versatile space for relaxing and everyday life, with enough room for both seating and a dining table. The kitchen is conveniently located just off the dining room and comes fitted with a range of wall and base units, along with workspace.

Upstairs, there are three bedrooms. All three bedrooms are serviced by a family bathroom, which is fitted with a modern three-piece suite.

A key feature of this property is the allocated parking space for one car, providing off-street parking in this desirable location.

The house is situated in the heart

of Baiter Park, an area well-known for its excellent local amenities, schools, and green spaces. It is within easy walking distance of the Baiter Park waterfront and harbour, making it ideal for those who enjoy outdoor activities and coastal walks. The nearby areas of Ashley Cross and Poole Quay offer a range of shops, bars, and restaurants.

This property would be well-suited to a family or professional couple looking for a good-sized home in a prime location.

Rent: £1600.00

Deposit: £1846.00

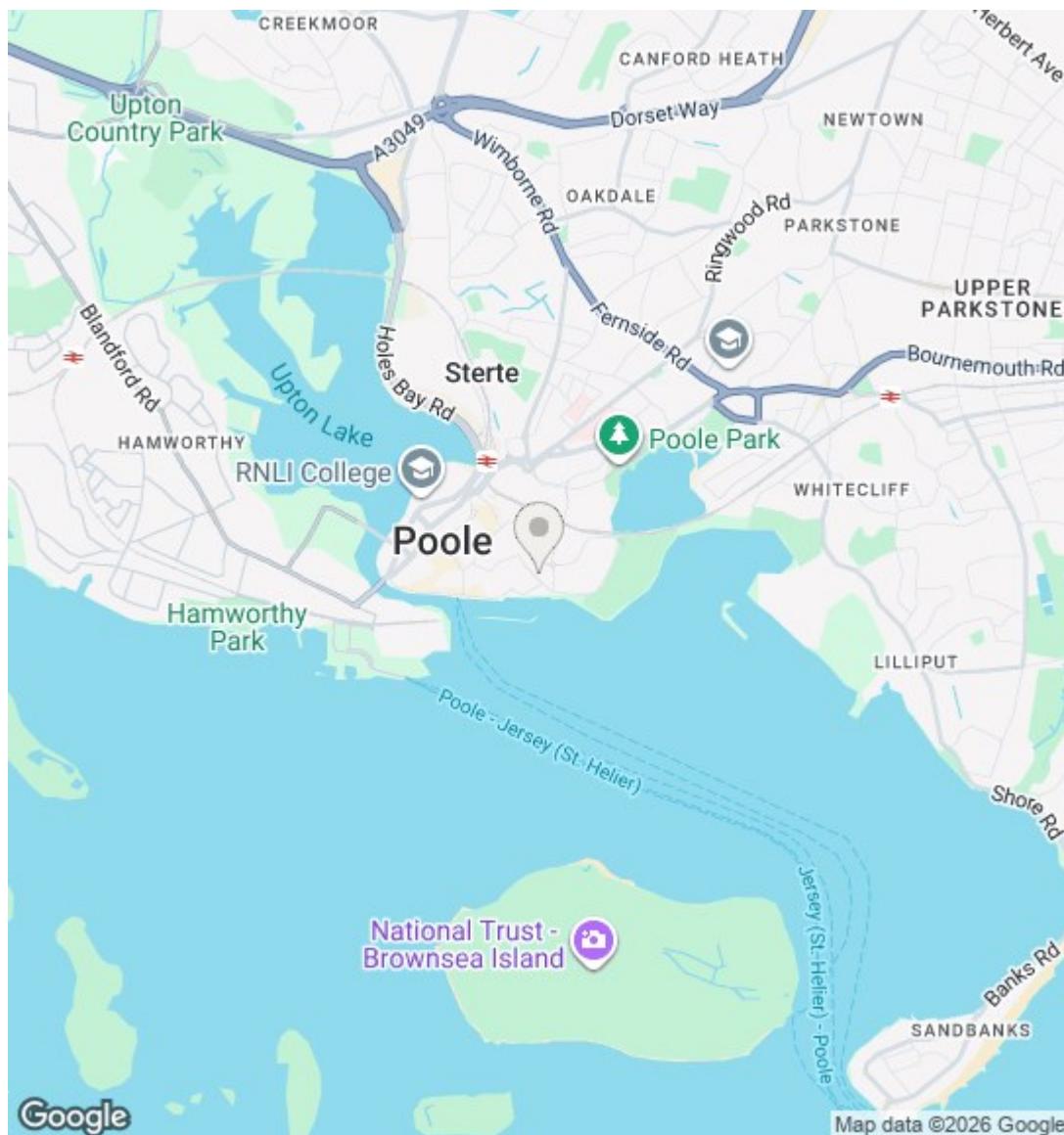
EPC: C

Council Tax: C

"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



## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	