

37 Warmwell Close
Poole

£950 Per month

UNEXPECTEDLY RE-AVAILABLE A charming one-bedroom cluster house situated in a peaceful cul-de-sac in the popular area of Canford Heath. The property offers a quiet residential setting while remaining conveniently located for local transport links and a range of nearby amenities. The accommodation is available unfurnished, providing an excellent opportunity for a tenant to make the property their own. Holding Deposit: £219, Security Deposit: £1096, Council Tax: Band B.





• 1 bedroom house • Parking • Unfurnished • Built in wardrobe • Close to amenities

The ground floor features a bright lounge with laminate flooring and a stylish spiral staircase leading to the first floor. The kitchen is fitted with an electric oven and hob, with space provided for a washing machine and fridge freezer.

Upstairs, the generously sized double bedroom benefits from fitted wardrobes, providing ample storage. The bathroom is fitted with a convenient walk-in shower.

Additional benefits include a useful storage cupboard located next to the front door, a lawned front garden and a designated parking space conveniently situated to the right-hand side of the property.

The property's construction is brick and tile.
The property has mains gas central heating, mains water and mains drainage.
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.
The property has not flooded in the last 5 years and is not at risk of flooding.
To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £28,500. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.
Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: TENANT-SCALE-OF-CHARGES-2026.pdf

ADDITIONAL INFORMATION

Council Tax Band: B
Furnishing Type: Unfurnished
Security Deposit: £1,096
Available From: 18th October 2026

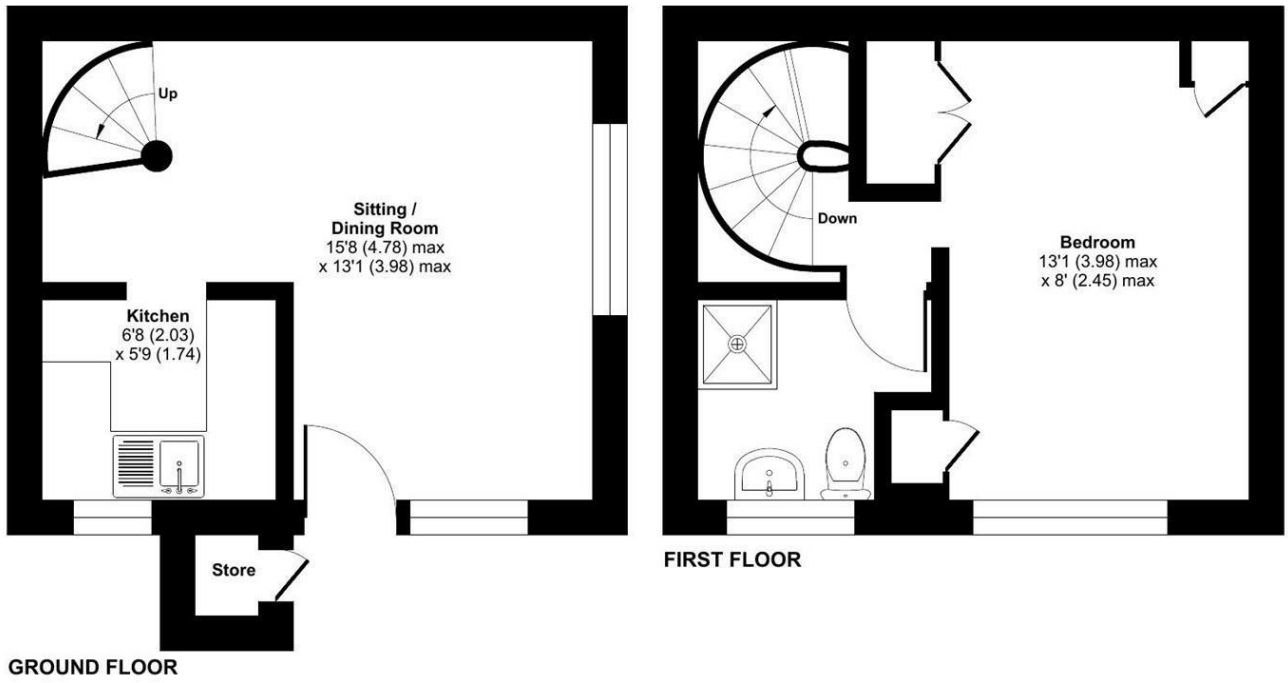




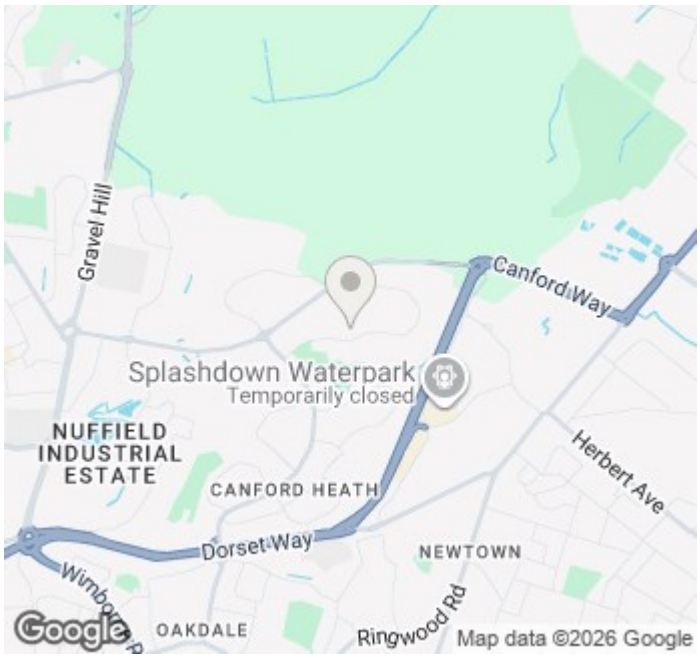
37 Warmwell Close, Poole, BH17 8AW

Approximate Area = 410 sq ft / 38 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1525442



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.







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