

# MRKT

PROPERTY EXPERTS

Garland Road, BH15 2LB

**£1,650 Monthly**

**TO LET**



## Property Features:

- Unfurnished
- 1 Weeks rent payable on reservation
- Central Heating
- Character Property
- Unfurnished
- 1 Weeks rent payable on reservation

## Description

The house is unfurnished, allowing you the freedom to furnish the space according to your preferences. Upon entering, you'll find two adjoining reception rooms that can serve as an ideal lounge and dining space. The well-apportioned kitchen provides access to a sunny and quaint back yard, which not only offers storage but also grants rear access to off-road parking for one vehicle—a convenient feature in this area. Additional parking on the street is available with a permit that needs to be purchased directly from the council.

A common local feature of properties in this area is that the main and only shower room is located on the ground floor. Moving to the first floor, you'll find two generous double bedrooms and a comfortable single bedroom, ensuring ample space for all occupants. There is also plentiful storage available in the loft, easily accessible via a ladder.

The property has undergone fresh redecoration throughout, creating a refreshed and inviting atmosphere. Its prime location near Poole Town Centre, Poole Hospital, and major transport links provides easy access to essential amenities. Whether you're commuting or enjoying the vibrant town life, this residence offers a convenient and comfortable base.

This property is ideally suited for long-term tenancy and is available on an unfurnished basis. To secure this delightful rental property, be sure to schedule a viewing today and don't miss out on this fantastic opportunity.

Data will be considered by the owner, however a premium on top of the rent will be payable as a guide

## Room Dimensions

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## Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A		(92- A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC